

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – November 14, 2019

Vice Chairman Coiro called the Planning Board meeting of Thursday, November 14, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Ferraro	Commissioner Sabatino	Commissioner Niland	Mayor Coiro
Council D'Angelo	Commissioner Zarek	Vice Chairman Coiro	Richard Briigliadoro, ESQ
Tom Lemanowicz, PE			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of November 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.

ITEM #1

Totowa Investment Group	Block 100 - Lot 1
515 Union Blvd.	Block 148 - Lot 4

Wells Fargo Bank site -

Sub-division - realignment of lot lines

Site Plan approval for a new drive-thru, parking layout, entrances and exits.

Existing office /retail building –

Alterations, facade improvements and revised parking layout and any other variances that may be required.

Planning Board Attorney, Rich Briigliadoro reported that he spoke to the applicant's attorney and he asked that this matter be carried to the next regular Planning Boarding meeting of December 12th without further notice to the public.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the next regular Planning Boarding meeting of December 12th without further notice to the public.

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

ITEM #2

MG Barber Shop
151 Union Blvd.

Block 37 – Lot 19

Site Plan Approval
Certificate of Use

Milagros M. Rivera Flores appeared requesting approval for occupancy of approximately 800 sq. ft. of space for the proposed business operation of a barbershop primarily devoted to children and men's haircuts.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Saturday from 9:00 a.m. to 8:00 p.m. and on Sunday from 10:00 a.m. to 3:00 p.m. There will be four employees. There is one parking space assigned for each tenant, which parking space is located in the rear of the building.

Ms. Flores testified as to the nature of the business representing that the space was previously used as a hair salon. Ms. Flores also indicated that she will place a sign in the window providing the name of the business. The Board informed the Applicant that any signage in the window could not exceed 20% of the window area. In addition, the Applicant will install a sign in the space provided on the existing free-standing sign.

The meeting was opened up to the public and there were no members of the public present expressing an interest in this application.

A motion was offered by Commissioner Zarek and seconded by Commissioner Sabatinno 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 Boro Sign Ordinances.
5. The applicant will obtain the Totowa Borough Board of Health approval, if required, or from any other agency exercising jurisdiction over this matter.

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

ITEM #3

Locally Sourced
151 Union Blvd.

Block 37 – Lot 10

Site Plan Approval
Certificate of Use

April Corbo appeared requesting approval for occupancy of approximately 750 sq. ft. of space for the retail sale of a variety of goods that are made locally, primarily in New Jersey, but may also come from New York and/or Pennsylvania.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 4:00 p.m. to 9:00 p.m., and on Saturday from 10:00 a.m. to 5:00 p.m., presently there will be one employee.

April Corbo testified as to the nature of the business representing that Locally Sourced will focus on items such as honey and other hive products, pottery, jewelry and other artwork and products made by local artisans. There are no parking spaces for this store. However, on-street parking is permitted on both Union Boulevard and Lincoln Avenue.

The meeting was opened up to members of the public and there were no members of the public present expressing an interest in this application.

A motion was offered by Commissioner Zarek and seconded by Commissioner Sabatinno 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 sign ordinances of the Borough of Totowa. The Applicant is permitted to install a sign on the glass door or glass window which signage shall not exceed 20% of the glass area.
5. The Applicant shall obtain and maintain any and all licenses, certificates or permits from any and all licensing authorities, including, but not limited to, the Borough of Totowa, County of Passaic, State of New Jersey or any federal agency.
6. The applicant will obtain the Totowa Borough Board of Health approval, if required, or from any other agency exercising jurisdiction over this matter.

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

RESOLUTIONS:

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the resolution for Mattress Warehouse Inc. – Blk. 172 – Lot 3 as presented.

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

MINUTES:

A motion was offered by Commissioner Zarek and seconded by Commissioner Nilan to approve the Planning Board Meeting minutes of October 24, 2019 as presented.

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

Commissioner Ferraro abstained

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved