

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 8, 2022

Vice Chairman Coiro called the Planning Board meeting of Thursday, September 8, 2022, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Murphy	Commissioner Sabatino	Commissioner Campilango	Commissioner Festa
Commissioner Zarek	Councilman D'Angelo	Vice Chairman Coiro	Commissioner Hanrahan
Commissioner Niland	Richard Briigliadoro, ESQ	Mike Cristaldi, PE	

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 2022 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, posted on the Borough's website and a copy has been on file in the Construction Official's Office. The Planning Board Agenda has also been posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals.

ITEM #1

Cibo Vita, Inc. 12 Vreeland Ave	Block 158 – Lot 3	Amended Site Plan Parking Area/Truck Movement
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Planning Board Attorney indicated that he was in contact with Mr. Anthony Fiorello, attorney for the applicant, and is requesting that this matter be carried to the Planning Board Meeting of October 27, 2022. The applicant is amending the application, plans and will re-notice to the public.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the Planning Board Meeting of October 27, 2022, with new notice to the public

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

ITEM #2

Totowa Hot Dogs 294 Union Blvd.	Block 106 – Lot 6 Unit C	Minor Site Plan Approval Certificate of Occupancy
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Mr. Christopher Jacob appeared requesting approval for the occupancy of approximately 330 sq. ft. of space for a Take-out only Hot Dog establishment.

Mr. Jacobs testified as to the nature of the business providing an overview of the interior of the tenant space. Mr. Jacobs represented that the anticipated hours of operation are Monday through Saturday from 11:00 a.m. to 9:00 p.m. There will be 1 employee.

The Applicant will provide signage above the entrance door to the business. Mr. Jacob represented that the Applicant would replace the V. Twins Caffe sign and install a sign in the same sign box reflecting the name of the new business. Mr. Jacob testified that the sign will be Hunter Green and white.

A motion was offered by Commissioner Sabatino and seconded by Commissioner Festa to approve the site plan 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials on the premises.
4. The Applicant will install a sign - 7 ‘x 1’ x 6” in the existing sign box above the front entrance. The proposed sign will be Hunter Green and white in color and will conform to the sign colors permitted by Ordinance. Any signage or lettering on the glass windows or glass door shall not exceed 20% of the area of the glass window or glass door

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the Planning Board Minutes of August 11, 2022, as presented.

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

Commissioners Niland, Zarek, Hanrahan, & Councilman D’Angelo
abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Professional Physical Therapy, Block 174 – Lot 12 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Totowa GYRO King & Tandoori, Block 11 – Lot 6.01 as prepared.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved