

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 9, 2022

Chairman Hennion called the Planning Board meeting of Thursday, June 9, 2022, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

| | | | |
|-----------------------|-----------------------|-------------------------|--------------------------|
| Commission Niland | Commissioner Festa | Commissioner Campilango | Commissioner Zarek |
| Commissioner Sabatino | Commissioner Hanrahan | Commissioner Murphy | Council D'Angelo |
| Mayor Coiro | Chairman Hennion | Vice Chairman Coiro | Richard Brigliadoro, ESQ |

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 9th day of June 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

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| Hello Fresh | Block 158 – Lot 4 | Amended Preliminary & Final Site Plan |
| 8 Vreeland Ave | | with waiver/exceptions |

Planning Board Attorney, Rich Brigliadoro indicated that he received a letter from the Attorney for the applicant requesting that the application be carried to July 14, 2022. Mr. Brigliadoro also indicated that the applicant must provide legal notice to the public.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the Planning Board meeting of July 14, 2022. The applicant must notice to the public.

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

ITEM #2

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|--------------------|----------------------|--------------------------|
| Advance Auto Parts | Block 174 – Lot 7.01 | Minor Site Plan Approval |
| 275 Route 46 | | Certificate of Occupancy |

Mr. John Miller, attorney for the applicant and Malcolm Vargas, General Manager appeared requesting approval for occupancy of approximately 8,700 sq. ft. of space to operate and Auto Parts business.

Mr. Miller indicated that 30% of space will be for retail sales and 70% will be for a parts department. There will be 10 to 12 employees. The anticipated hours of operation will be Sunday from 9:00am to 8:00pm, Monday thru Saturday from 7:30am to 9:00pm.

Mr. Vargas testified that Advance Auto Parts will utilize the premises for the display, storage and sale of automotive parts, accessories, supplies and/or maintenance items. Complimentary services are also provided as a standard operating procedure which include wiper blade replacement, battery replacement and free V code scanning. These activities will generally take place in front of the store where a customer typically parks. Mr. Vargas further testified there will be one tractor trailer delivery per week. The operation has one pick-up truck and one sonic truck for deliveries, which will be parked overnight in the rear of the building.

The Applicant intends to replace the Mandee signs with signs for Advance Auto Parts. The Applicant will also have a building façade sign with the name Advance Auto Parts. The building façade sign requires design waiver relief from the Totowa Borough Sign Ordinance because the building façade sign will be approximately 87.97 sq. f.t and the maximum sign area in a B-3 Zone for a building façade sign is 30 sq. ft.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the site plan for occupancy and design waiver for signage 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 mechanical work on cars allowed, *i.e.*, oil changes. The Applicant is permitted to provide complimentary services limited to wiper blade replacement, battery replacement and free V code scanning. There will be no outside storage of equipment or materials on the premises.
4. The Applicant will be replacing signs in the space provided on the two existing pylon signs and installing a building façade sign not to exceed 87.97 sq. ft. Furthermore, no neon signs are permitted in any glass window. The Applicant is only permitted to have signage in 20% of the window area.

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

ITEM #3

Best Choice Dental
418 Union Blvd.

Block 103 – Lot 10.5

Minor Site Plan Approval
Certificate of Occupancy

Applicant was not present. Chairman Hennion indicated the matter will be held until later in the meeting.

ITEM #4

Solid 10 Esthetics, LLC
380 Totowa Road

Block 91 – Lot 14
(1st Floor)

Minor Site Plan Approval
Certificate of Occupancy

David Becker, Attorney for the applicant, Ms. Renee Braunius and Paul Braunius appeared requesting occupancy of approximately 1,100 sq. ft. of space to operate a beauty salon. Ms. Braunius testified that she is a 50% owner in the business. She testified that her business partner is Ailidh Kendall and that the previous tenant operated the same business.

Ms. Braunius testified at to the services provided by the beauty shop will include eyelash extension application, makeup application as well as skincare treatment such as facials, body treatments and waxing. The Applicant will occupy approximately 1,100 sq. ft. at this location. The anticipated hours of operation will be Monday through Friday from 10:00 a.m. to 6:00 p.m. and on Saturday from 10:00 a.m. to 4:00 p.m. The business expects to have three employees inclusive of the two owners. The business will operate by appointment only.

The Applicant indicated that they would install a sign on the façade of the building and the colors of the sign will be black and white and the sign will conform to the ordinance requirements.

A motion was offered by Commissioner Campilango 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. The applicant intends to install a sign black and white in color on the building façade which sign shall conform in all respects to the ordinance requirements. Further, any signage to be installed in the windows shall not exceed 20% of the glass window area.
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #3

Best Choice Dental
418 Union Blvd.

Block 103 – Lot 10.5

Minor Site Plan Approval
Certificate of Occupancy

The Applicant still had not appeared.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to contact the applicant and carry this matter to the regular Planning Board meeting of June 23, 2022 on or about 7:30pm.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Regular Minutes of May 26, 2022 as presented.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved