

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 14, 2018

Vice Chairman Coiro called the Planning Board meeting of Thursday, June 14, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Zarek	Vice Chairman Coiro	Commissioner Campilango
Commissioner Murphy	Commissioner Festa	Paul Przybylinski, PE	Richard Briigliodoro, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of June 2018 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

Madisen's House of Hair
396 Union Blvd.

Block 103 – Lots 13 & 14

Minor Site Plan
Certificate of Use

Mr. Raymond Reddin, Attorney, and Jennifer Zaikowski applicant, appeared requesting the approval for occupancy of approximately 1,100 sq. ft. of space to be used as a Hair Salon. This location was previously a Hair Salon and no interior changes are required.

Vice Chairman Coiro read a letter of intent into the record. There will be six employees and the anticipated hours of operation will be Tuesday and Wednesday from 10:00 a.m. to 6:00 p.m., Thursday and Friday from 10:00 a.m. to 7:00 p.m., and Saturday from 10:00 a.m. to 8:00 p.m. There are a total number of nineteen on-site parking spaces which parking spaces are available on a first come, first serve basis and are shared in common with other tenants and customers at this location.

Jennifer Zaikowski testified that the nature of the business is to operate a beauty hair salon business. The business will perform customary female beauty salon hair treatment including, but not limited to, shampoo, haircuts, hair dyes, highlights, blow-outs, hair extensions, and make-up. The Applicant will install a sign to reflect the name of the new business in the existing sign box. The Applicant represented that the background would be black with white lettering.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 granting of this application is subject to and conditioned upon 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 granting of this application is subject to and conditioned upon the Applicant supplying the Borough of Totowa Police Chief or his designee with an emergency contact list. The Police Chief or his designee shall also review and approve the installation of all alarms and security devices.
3. The granting of this application is subject to and conditioned upon there being no outside storage of equipment or materials on the premises.
4. The granting of this application is subject to and conditioned upon the Applicant obtaining Totowa Borough Board of Health approval, if required.
5. The granting of this application is subject to and conditioned upon all employees of the business obtaining and maintaining all appropriate licenses that are required for the hair salon business.

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

ITEM #2

20/20 Eye Care, PA
450 Union Blvd.

Block 103 – Lot 10.01

Minor Site Plan
Certificate of Use

Dr. Nalan R. Oncul and Halenur Oncul appeared requesting the approval for occupancy of approximately 1,600 sq. ft. of space to operate an optometry practice and retail optical dispensary.

Vice Chairman Coiro read a letter of intent into the record. There will be two employees and the anticipated hours of operation will be Monday through Friday from 10:00 a.m. to 9:00 p.m. and on Saturday and Sunday from 10:00 a.m. to 5:00 p.m. There are a total number of sixteen on-site parking spaces which parking spaces are available on a first come, first serve basis.

Dr. Oncul testified as to the nature of the business and that she provides full medical eye care that is within the scope of her practice. In addition, Dr. Oncul will sell eyeglass frames, lenses and contact lenses. Dr. Oncul also testified that the address of the building will be located on the center canopy. There is a sign box over the entrance door and the sign will contain a white background with black lettering.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 granting of this application is subject to and conditioned upon 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 granting of this application is subject to and conditioned upon the Applicant supplying the Borough of Totowa Police Chief or his designee with an emergency contact list. The Police Chief or his designee shall also review and approve the installation of all alarms and security devices.
3. The granting of this application is subject to and conditioned upon there being no outside storage of equipment or materials on the premises.
4. The granting of this application is subject to and conditioned upon the Applicant obtaining Totowa Borough Board of Health approval, if required.
5. The granting of this application is subject to and conditioned upon all employees of the business obtaining and maintaining all appropriate licenses required.
6. The Applicant is entitled to place signage in the window or door area, but not to exceed 20% of the window or door area.

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

ITEM #3

Gina Marie Hair Studio
340 Union Blvd.

Block 105 – Lots 10

Minor Site Plan
Certificate of Use

Gina Marie Bullaro appeared requesting the approval for occupancy of approximately 600 sq. ft. of space to be used as a Hair Salon. The salon will offer a full range of services including, but not limited to, haircuts for men and women, color services, blow-dry and styling, and waxing. Ms. Bullaro will be the only employee.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Tuesday from 9:30 a.m. to 8:00 p.m., Wednesday from 12 noon to 6:00 p.m., Thursday from 9:30 a.m. to 8:00 p.m., Friday from 9:30 a.m. to 3:00 p.m., and Saturday from 9:00 a.m. to 5:00 p.m. The business will be closed on Sunday and Monday. The landlord has assigned one parking space in the rear of the building. With respect to signage, there is an existing sign box and the Applicant will install signage within the existing sign box. The sign will have a black background with white lettering and will be internally illuminated.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 granting of this application is subject to and conditioned upon 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. The granting of this application is subject to and conditioned upon the Applicant supplying the Borough of Totowa Police Chief or his designee with an emergency contact list. The Police Chief or his designee shall also review and approve the installation of all alarms and security devices.
2. The granting of this application is subject to and conditioned upon there being no outside storage of equipment or materials on the premises.
3. The granting of this application is subject to and conditioned upon the Applicant obtaining Totowa Borough Board of Health approval, if required.
7. The granting of this application is subject to and conditioned upon any/all employees of the business obtaining and maintaining all appropriate licenses that are required for the hair salon business.
8. The Applicant is entitled to place signage in the window or door area, but not to exceed 20% of the window or door area.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of May 24, 2018 as prepared.

Five agreed on a roll call vote.....5-0
Commissioner Festa abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Cubanelle Restaurant – Block 177-Lot 2 as presented.

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

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

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved