

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – SEPTEMBER 10, 2015

Chairman Hennion called the Planning Board meeting of Thursday, September, 2015 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango	Commissioner Festa	Councilman D'Angelo	
Vice Chairman Coiro	Commissioner Paese	Commissioner Niland	
Chairman Hennion	Mayor Coiro	Mike Cristaldi, PE	Richard Brigliadoro, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 10th day of September 2015 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**

Kathe's Deli & Coffee House, LLC	Block 145- Lot 13	Minor Site Plan
539 Union Blvd.	<i>change of ownership</i>	Certificate of Use

Mr. Anthony Fiorello, Attorney and Katherine Gomez appeared requesting approval for the continued occupancy of approximately 1,100 sq ft to operate a Deli & Coffee House. Essentially, the business will remain the same as previously occupied providing food services.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be seven days per week from 7:30am to 6:30pm. There will be one full time employee and one part-time employee.

Ms. Gomez represented that there will be no extensions of additions to the present facility. There will be a counter for ordering food items and a small number of tables and chairs to accommodate those who wish to eat their lunch of snack inside the premises. There will be a text change only to the existing signage.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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. The anticipated hours of operation would be seven days per week from 7:30am to 6:30pm. There will be one full time employee and one part-time employee.
4. There will be no outside storage.
5. Signs will conform to the Boro Sign Ordinance. One neon ATM sign will remain, all other will be removed.

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

**ITEM #2**

A Good Life Massage, LLC  
400 Minisink Road

Block 174- Lot 4

Minor Site Plan  
Certificate of Use

Mr. Leon Consales, Attorney and Danielle DeLeonardo appeared requesting approval for occupancy of approximately 1,650 sq ft of space to operate a therapeutic massage therapy facility. Ms. DeLeonardo is a licensed massage therapist.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Tuesday through Friday from 10:00am – 9:00pm, and Saturday from 10:00am – 3:00pm. There will be a maximum of five employees which will include externs.

Ms DeLeonardo testified as to the nature of the business. A Massage Membership Program is used where members pay for a month for the frequency of a therapeutic Massage. Health Insurance is accepted. Ms. DeLeonardo indicated that there will be a text change only to the existing signage.

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 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 materials.
4. The anticipated hours of operation would be Tuesday through Friday from 10:00am – 9:00pm, and Saturday from 10:00am – 3:00pm. There will be a maximum of five employees which will include externs.
5. The applicant will obtain and maintain Totowa’s Massage License as well as any other State or Federal Licenses for all employees.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Minutes of August 13, 2015 as prepared.

Seven agreed on a roll call vote.....7-0  
Mayor Coiro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for The Secret Insurance Agency – Blk. 171 – Lot 17 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for AJM Limousine, Inc.-Blk 178-Lot 3.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Window Gallery – Blk. 30 – Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for International Popcorn & Confections – Blk. 178 – Lot 3.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Mars Livery – Blk. 166.04 – Lot 1 as presented.

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

**VOUCHERS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a series of vouchers for Alamo Engineering Professional services as listed below:

- Invoice 085452 Meeting Attendance (7/29/15) in the amount of \$190.00
- Invoice 084951 Villages @ Totowa in the amount of \$503.05
- Invoice 084010 Villages @ Totowa in the amount of \$1,576.53
- Invoice 084293 Villages @ Totowa in the amount of \$170.00

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a series of vouchers for Gary Tomasella, LLC, Professional services as listed below:

- Invoice 1011 – Burgio’s Pharmacy in the amount of \$209.00
- Invoice 1010 – Aldin Transportation in the amount of \$209.00
- Invoice 1011 – Salin J. Balady in the amount of \$209.00
- Invoice 1011 – Precision Custom Coating, LLC in the amount of \$332.50

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

A letter from Anthony Fiorello, LLC, attorney for the applicant “Stasnay”. The applicant has decided to withdraw the application and requests the return of the unused portion of escrow.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to have the application withdrawn without prejudice and have any unused escrow returned.

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

Ordinance – to amend the Code of the Borough of Totowa Chapter 415 – Zoning And Land Use – Part 4, Zoning was discussed

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango indicating that the Planning Board deem the Ordinance consistent with the Master Plan and recommend its approval to the Mayor and Council.

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

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

All in favor.....8-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved