

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 22, 2018

Chairman Hennion called the Planning Board meeting of Thursday, March 22, 2018 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Ferraro	Councilman D'Angelo	Mayor Coiro	Commissioner Zarek
Vice Chairman Coiro	Chairman Hennion	Commissioner Campilango	
Mike Cristaldi, PE	Richard Briigliadoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 22nd day of March 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

Lash Lounge & Blowout Bar	Block 103 - Lot 14	Minor Site Plan
388 -396 Union Blvd		Certificate of Use

Chairman Hennion read a letter of withdrawal of this application. A refund of the Application & Escrow fee was requested.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to withdraw the application without prejudice and return all fees.

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

ITEM #2

Ristorante Benissimo	Block 145 - Lot 7.0131	Minor Site Plan
545 Union Blvd	<i>Change of owner</i>	Certificate of Use

Mr. Giacomo Polibio appeared requesting the continued occupancy of 1,400 sq. ft of space operating as a restaurant. This is a change of ownership only.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would remain Tuesday thru Thursday from 11am to 10pm, Friday from 11am to 11pm, Saturday from 3pm to 11pm and Sunday from 1pm to 9pm. There are 10 parking spaces on site.

Mr. Polibio testified that there would be no changes to the interior other than cosmetic. He testified that he would like to change the awning over the outside dining to a constructed roof.

After a discussion, the Planning Board members indicated that he would have to go to the building department since the Planning Board could not rule on that change.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek 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. All previously approved conditions will remain in effect.

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

ITEM #3

Upgrade Printing & Supply, LLC Block 178.01 - Lot 1 Minor Site Plan
500 S. Riverview Drive. Certificate of Use

Applicant did not appear.

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to carry this matter to the next Planning Board Meeting of April 12, 2018 at or about 8:00pm.

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

ITEM #4

Cestus Realty Development, LLC Block 177 - Lot 6 Minor Site Plan
97 Lackawanna Ave Certificate of Use

Applicant did not appear.

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to carry this matter to the next Planning Board Meeting of April 12, 2018 at or about 8:00pm.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of March 8, 2018 as prepared.

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

Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution **MASTER PLAN REEXAMINATION & MASTER PLAN AMENDMENT** as presented.

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

The Planning Board Attorney, Richard Briigliodoro brought to the attention of the planning board a request by the designated redeveloper to clarify certain language in the resolution of the planning board regarding emergency access to Hydeway Drive as part of the site plan approval for the data center. After a discussion by the planning board, the planning board reaffirmed that any reference in the Resolution for the use of Hydeway Drive for emergency access was not limited to the types of vehicles that would be permitted to access the site through Hydeway Drive in an emergency situation. The planning board was in agreement that the resolution permits access to the data center via Hydeway Drive in the event of an emergency.

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved