

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 22, 2017

Chairman Hennion called the Planning Board meeting of Thursday, June 22, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Vice Chairman Coiro
Councilman D'Angelo	Mayor Coiro	Chairman Hennion	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 June 2017 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

Southport, LLC 200 West End Road	Block 170.02 - Lot 2	Preliminary/Final Site Plan
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Chairman Hennion indicated that this applicant has been transferred to the Board of Adjustment.

ITEM #2

JGM Fitness, LLC D/B/A Gold's Gym 18 Furler Street	Block 175 - Lot 10 <i>change of owner</i>	Minor Site Plan <i>Certificate of Occupancy</i>
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Karen Abrams, Esq. appeared requesting the approval for occupancy and change of ownership of approximately 32,000 square feet of space contracted for purchase, Gold's Gym." Jeff Mortman represented that he will continue to operate the Gold's Gym franchise as a health club in accordance with both Gold's Gym standards/requirements and any requirements imposed by the Borough of Totowa.

Chairman Hennion read a letter of intent into the record. The Applicant is only proposing interior modifications to the site which essentially consist of cosmetic changes such as painting and cleaning up. There are no structural or exterior changes contemplated at this time. It is anticipated that the existing thirty employees will remain with the new owner. There are thirty parking spaces allocated for the proposed use. The anticipated hours of operation are Monday through Friday from 5:00 a.m. to 11:00 p.m.; Saturday 7:00 a.m. to 6:00 p.m. and Sunday from 7:00 a.m. to 5:00 p.m.

Mr. Mortman testified as to the nature of the business and indicating that he has engaged into two separate transactions. The first transaction involves the acquisition of the building in which Gold's Gym is located. The second transaction involves the acquisition of the Gold's Gym business. The property has 120 parking spaces on-site for use by Gold's Gym. The operation will remain the same.

Mr. Mortman further testified that he is going to retain the existing signage with the exception of the logo which is being modified to reflect corporate requirements. The new logo will be the same size and located in the same space as the existing Gold's Gym logo.

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro 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. The applicant will comply with the Totowa Sign Ordinance.
5. The Applicant will obtain and maintain all licenses, and/or permits issued by the State of New Jersey Department of Health if required
6. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #3

Spirit Halloween
195 Route 46 West

Block 174 - Lot 2

Minor Site Plan
Certificate of Occupancy

Mr. Paul Favaloro, District Manager appeared requesting approval for temporary occupancy of a seasonal Halloween costume and supply store. The applicant will occupy approximately 5,000 sq. ft. of space, same as last year.

Chairman Hennion read a letter of intent into the record. The occupancy is for approximately 3 months only and the tenancy will commence on or before August 1, 2017 and end on or before November 2, 2017. The anticipated hours of operation are 10 a.m. to 9 p.m. Monday through Saturday, and on Sunday, 11:00 a.m. to 7:00 p.m. There would be a maximum of 12 employees per shift.

Mr. Favaloro testified that the applicant will take possession on or about August 1, 2017 and the business would open to the public in early September 2017. The store would be occupied on a temporary basis which tenancy would end on or before November 2, 2017. There are approximately 220 parking spaces allocated for customer parking which are shared in common with the other tenants of the shopping center.

Mr. Favaloro further testified there would be 1 vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size and 2 2' x 12' vinyl pylon banners each 2 feet by 12 feet in size. The Applicant requires a design waiver for signage pursuant to §415-107 signs of the Totowa Borough Code.

A motion was offered by Commissioner Ferraro and seconded by Commissioner Campilango 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 except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance and intend to install 1 vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size and 2 feet x 12 feet vinyl pylon banners.

Seven agreed to 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 June 8, 2017 as prepared.

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

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for 2nd Home Totowa -Block 166.04 - Lot 2 as presented.

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved