

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MAY 10, 2018

Vice Chairman Coiro called the Planning Board meeting of Thursday, May 10, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Ferraro	Councilman D'Angelo	Mayor Coiro	Commissioner Zarek
Vice Chairman Coiro	Commissioner Campilango	Commissioner Murphy	Commissioner Pugliese
Commissioner Festa	Commissioner Paese	Paul Przybylinski, 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 10th day of May 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

All County	Block 10 - Lot 3	Minor Site Plan
785 Totowa Road		Certificate of Use

Mr. Donald Monteyne, applicant, appeared requesting approval of approximately 3,870 sq. ft. of office space for a Fundraising Design Company and Technology Consulting Company.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation would be Monday thru Friday from 7:00am to 6:00pm and Saturday from 7:00am to 2:00pm. There will be six employees. Twenty on-site parking spaces is shared in common with other tenants.

Mr. Monteyne testified as to signage. The Applicant will use the existing sign box. Also there is an existing free-standing sign which the Applicant is permitted by the landlord to replace signage in the available double sided slots to reflect the name of his business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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 except as satisfied or amended and not in conflict with this approval.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to approve the Planning Board Minutes of April 26, 2018 as prepared.

Six agreed on a roll call vote.....6-0
Commissioners Pugliese, Murphy & Festa abstained
Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Mez Doner – Block 11-Lot 6.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Antoinette Deli – Block 145 - Lot 13 as presented.

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

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

All in favor.....10-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved