

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 28, 2021

Vice Chairman Coiro called the Planning Board meeting of Thursday, January 28, 2021 to order at 7:33 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Vice Chairman Coiro	Commissioner Sabatino	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Commissioner Murphy	Commissioner Festa
Commissioner Zarek	Tom Lemanowicz, 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 28th day of January 2021 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.

The Planning Board published Notice of this Regular Meeting of the Planning Board in the Herald News and Bergen Record on January 23, 2021 and January 24, 2021, thereby advising the public of this Regular Meeting being conducted on January 28, 2021. The Notice conforms to the requirements of the Open Public Meetings Act and the new Regulations promulgated by the New Jersey Department of Community Affairs. The Notice identifies the matters to be considered by the Board at tonight's meeting and confirms that formal action may be taken.

The Agenda for tonight's meeting was also posted on the Borough website. Notice of the hearing and the Planning Board Agenda were also posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals. The Notice of the remote public meeting was published more than 48 hours before tonight's meeting as is required under the Open Public Meetings Act.

ITEM #1

United Federated
10 Gordon Drive

Block 179 – Lot 2.05
(Requested adjournment to 2-25-2021)

Amended Site Plan
1 Story Addition

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this matter to the regular Planning Board Meeting of February 25, 2021 at or about 7:30PM without further notice.

Nine agreed to a roll call vote... 9-0

ITEM #1

Little Greek
327 Union Blvd.

Block 92 – Lot 10

Site Plan Approval
Certificate of Use

Mr. Bora Ozkoca appeared requesting approval for the continued occupancy of approximately 1,200 sq. ft. of space to operate a restaurant featuring Greek and Mediterranean food and desserts.

Vice Chairman read a letter of intent into the record. The anticipated hours of operation will be 11:00am to 10:00pm, seven days per week. There will be 3 employees on site.

Mr. Ozkoca represented that there are no proposed renovations to the interior of the restaurant. The Applicant is going to utilize the existing sign box. The Applicant will install a new sign with a change of text to reflect the name of the new business. The sign will have white letters with a burgundy background.

Mr. Ozkoca indicated that the Applicant wants to continue to utilize outdoor seating as permitted under the Ordinance. It was explained to the Applicant that outdoor seating is subject to the issuance of an annual permit and that the Applicant would have to obtain a permit from the Borough Clerk's office in order to have outdoor seating. Mr. Ozkoca also stipulated that he would not place any neon signs on the building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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. The Applicant is permitted to install a sign in the existing sign box affixed to the front façade of the building.
5. The Applicant shall obtain and maintain any and all licenses, certificates or permits from any and all licensing authorities, including, but not limited to, the Borough of Totowa, County of Passaic, State of New Jersey or any federal agency having jurisdiction hereunder.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Re-Organization Minutes of January 14, 2021 as prepared.

Nine agreed on a roll call vote.....9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of January 14, 2021 as prepared.

Nine agreed on a roll call vote.....9-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Flawless Auto Group – Blk. 139 – Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Tina's Bridal – Blk. 103 – Lots 13 & 14 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for BC International Group – Blk. 169 – Lot 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Icon Auto Group – Blk. 11 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Totowa Quality Repair, LLC – Blk. 96 – Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution awarding a contract for Weiner Law – Richard Briigliodoro - Professional Services for 2021 as presented.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved