

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – July 8, 2021

Chairman Hennion called the Planning Board meeting of Thursday, July 8, 2021, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commission Sabatino	Vice Chairman Coiro	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Chairman Hennion	Commissioner Murphy
Commissioner Zarek	Mike Cristaldi, 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 8th day of July 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, posted on the Borough's website and a copy has been on file in the Construction Official's Office. The Planning Board Agenda has also been posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals.

ITEM #1

Hello Fresh	Block 158 – Lot 4	Site Plan Approval
8 Vreeland Ave		Certificate of Use

Planning Board Attorney, Rich Briigliodoro informed Board Members and public that Hello Fresh continues to actively pursue alternative solutions to their trucking and parking issues and requested that this matter be carried to our regular meeting of August 12, 2021 at 7:30pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this matter to our regular meeting of August 12, 2021 at 7:30pm without further notice.

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

ITEM #2

I Bake Fresh.	Block 11 – Lot 7.01	Site Plan Approval
181 Union Blvd.		Certificate of Occupancy

Mr. Mohamad Awad appeared requesting the approval for occupancy to operate a bakery at this location, the subject Property was previously occupied as a bakery. Mr. Awad represented that the nature of the bakery will be for both retail and wholesale purposes. Products will include cookies, pastry and bread, as well as other bakery products including cakes, baklava and different types of Middle Eastern food.

A letter of intent was read into the record. The anticipated hours of operation will be from 7:00 a.m. to 11:00 p.m. seven days per week. Wholesale pick-up of product will be in the rear of the store and will be accomplished by small vans.

Mr. Awad testified that the Applicant will perform minor cosmetic improvements including painting the interior of the premises. He also indicated that he intends to have between 4 to 6 tables for dining-in purposes with approximately 2 people at each table. Thus, there would be maximum seating available for on-site dining for 8 to 12 people.

The prior tenant had an awning over the entire front of the building which included the tenant's name, telephone number and the numerical portion of the street address. The Applicant agreed to replace the existing awning with an awning burgundy in color conforming to the Ordinance requirements. The Applicant is also entitled to have white lettering on the awning. The Applicant will have text on the sign, similar to the prior tenant, allowing the Applicant to have the name of the bakery, telephone number and numerical portion of the street address on the awning. The applicant will also install signage in the glass windows and the glass door, but the signage shall not exceed 20% of the glass area. Furthermore, it was explained to the Applicant that neon signs are not permitted.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the preliminary and final 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The applicant will comply with the sign Ordinances of the Borough of Totowa. The Applicant is permitted to replace the existing awning with a new awning burgundy in color and the Applicant will be permitted to inscribe the awning with the name of the bakery, telephone number as well as the numerical portion of the street address. Any signage or lettering on the glass windows or glass door shall not exceed 20% of the area of the glass window or glass door.
5. The applicant will obtain the approval of the Borough of Totowa Board of Health, Passaic County Board of Health, if required, and the approvals of any other local, county or state agencies that exercise jurisdiction over this application.

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

ITEM #3

VRG 77 LLC, dba
Beverly Hills Rejuvenation Center
650 Union Blvd.,

Block 143 – Lot 1
Suite 01-B

Site Plan Approval
Certificate of Occupancy

William C. Saracino, Esq. and William Woo, applicant appeared requesting the approval of approximately 2,266 sq. ft. of space to operate a comprehensive medical spa.

The Applicant is a comprehensive medical spa which practices in beauty and aesthetic treatments such as Botox cosmetic treatments, CoolSculpting fat freezing, Ultherapy and other non-surgical alternative procedures including Juvederm, Radiesse, Microneedling, Dysport, Medical Grade Chemical Peels and other non-invasive procedures to treat specific issues to enhance a person's appearance.

It was further represented that the Applicant will be utilizing the latest technology and laser treatments and equipment to achieve maximum results for patients which include, but are not limited to, hair removal and skin rejuvenating laser treatments such as CoolSculpting, BTL Vanquish ME, Exilis Ultra and SmoothPulse Pro. Further, the Applicant provides hydra-facials, Hormone Replacement Therapy, hair transplants with NeoGraft and Bemer vascular therapy.

Mr. Woo testified that the hours of operation will be Monday through Friday from 10:00 a.m. to 6:00 p.m., Saturday from 10:00 a.m. to 4:00 p.m. and the business will be generally closed on Sunday. There will be approximately 3 to 4 employees on-site inclusive of a Medical Director. It was further represented that the Applicant will occupy approximately 2,266 square feet of space at this location. The Applicant also proposes a 25.3 sq. ft. raceway sign over the front entrance to the tenant space. The sign has been prepared by Butler Sign Company who is the sign company for the shopping center. The sign will be located above the front entrance and will be in conformance with the Sign Plan approved by the Board and will be consistent with and conform to the façade signs of the other tenants in the shopping center.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the preliminary and final 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The applicant will comply with the sign Ordinances of the Borough of Totowa. The Applicant is permitted to replace the existing awning with a new awning burgundy in color and the Applicant will be permitted to inscribe the awning with the name of the bakery, telephone number as well as the numerical portion of the street address. Any signage or lettering on the glass windows or glass door shall not exceed 20% of the area of the glass window or glass door.
5. The applicant will obtain the approval of the Borough of Totowa Board of Health, Passaic County Board of Health, if required, and the approvals of any other local, county or state agencies that exercise jurisdiction over this application.

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

ITEM #4

Ordinance Referral Ordinance No. 03-2021 (Prohibition on Retail Marijuana) - Planning Board Attorney, Rich Briigliodoro provided an overview the Ordinance prohibiting the operation of any class of cannabis businesses within our geographical boundaries and amending Chapter 415 - "ZONING AND LAND USE," Part 4, "ZONING," Artical XXIV, "CONDITIONAL USES," Sub-Section 190 (A) Entitled "SMOKE SHOPS".

After a discussion a motion was offered by Commissioner Campilango and seconded by Commissioner Niland recommend approval of the Ordinance to the Mayor and Council.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Pizza HQ – Blk. 177 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Help Me Live – Blk. 103 – Lot 10.06 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 Zarek to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved