

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – October 8, 2020

Secretary Campilango called the Planning Board meeting of Thursday, October 8, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

Due to COVID-19 and Executive Orders by Governor Murphy, this Planning Board Meeting is being held virtually via Zoom.

PRESENT:

Commissioner Zarek	Commissioner Murphy	Mayor Coiro	Commission Campilango
Commissioner Sabatino	Councilman D'Angelo	Commissioner Ferraro	Richard Briigliadoro, ESQ
Tom Lemanowicz, PE			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 8th day of October 2020 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

NJDC Urban Renewal, LLC	Block 154 – Lot 19.07	Amended Preliminary & Final
Minnisink Road		Site Plan Approval

Planning Board Attorney indicated that this matter will be carried to our next regular meeting of October 22, 2020 at 8:00pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek carry this matter to our next regular meeting of October 22, 2020 at 8:00pm without further notice.

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

ITEM #1

Fitness Superstore, LLC	Block 173– Lot 33	Site Plan Approval
410 Route 46 East	(Carried)	Certificate of Use

Ms. Veronica Soto, applicant appeared requesting the approval for occupancy of approximately 8,020 sq. ft. to operate a retail store for the sale of fitness equipment and supplements.

A letter of intent was read into the record. The anticipated hours of operation will be Monday through Saturday from 10:00 a.m. to 6:00 p.m. and on Sunday from 11:00 a.m. to 5:00 p.m. There will be 2 employees on site. In addition, there are approximately 26 parking spaces for use by the business.

Ms. Soto testified that items for sale will include but not be limited to light fitness, sport fitness, dumb bell, weights, treadmills, elliptical, and exercise bikes. Ms. Soto also testified that the retail sale of products and supplements is done by appointment only. She stated that approximately 3 or 4 people are allowed in the store at any one time.

Ms. Soto testified that the exercise equipment is picked up from a location in Poughkeepsie, New York and will be transported to her retail store via box truck. She also testified that no trucks will remain overnight. Regarding signage, Ms. Soto testified that there is an existing pylon sign and the Applicant will install a sign in the space provided

The meeting was opened to members of the public and there were no members of the public present expressing an interest in this application.

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. The Applicant will install a sign in the existing free-standing sign on the premises.

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 September 10, 2020 as prepared.

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 September 24, 2020 as prepared.

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

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for For Dancers Only – Blk. 30 – Lot 16 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Glamour Unisex– Blk. 139 – Lot 4 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for 922 RVD Limited Liability Co– Blk. 169 – Lot 5 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Regal Commodities– Blk. 173 – Lot 1.02 as presented.

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved