

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 24, 2014

Vice Chairman Coiro called the Planning Board meeting of Thursday, April 24, 2014, to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Mayor Coiro	Commissioner Campilango	Vice Chairman Coiro	Commissioner Niland
Commissioner Festa	Councilman D'Angelo	Commissioner Paese	Mike Cristaldi, PE
Commiaaioner Vickerilla		Richard Briigliadoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 24th day of April 2014 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

American EEL Depot Corp 405 Minnisink Road	Block 171 Lot 16	Minor Site Plan Certificate of Use
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Mr. Anthony Santori, Attorney for the applicant appeared requesting the approval for occupancy of approximately 36,000 sq. ft. of space for the operation of a frozen seafood import and export business.

Vice Chairman Coiro read a letter of intent into the record. The hours of operation will be approximately 8:00 a.m. to 8:00 p.m., Monday through Friday, with additional work hours on Saturday if required. There will be ten employees at this location.

Mr. Ricky Wang testified that his operation would probably not occupy all 36,000 square feet of space at this present time. The space would consist of offices in the front of the building and an area for cold storage is located in the rear of the building. Mr. Wang also represented that there are forty parking spaces in the front of the building with an additional twenty parking spaces in the rear of the building. There are four loading docks in the rear of the building for loading and unloading of trucks. The Applicant will replace the existing signs with new signage identifying the new business. Signage shall be no larger than the previous signage and located in the same area. He also represented that the signage would have a white background with black lettering. Directional signs will be installed on the property. A replacement sign will not be installed above the entrance previously utilized by the prior tenant, Bindi, for its retail operation.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the application for occupancy 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/materials.
4. The Applicant will replace the existing signs with new signage identifying the new business. Signage shall be no larger than the previous signage and located in the same area. All signage will meet the Boro of Totowa sign Ordinance.

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

ITEM #2

Iceberg Army/Navy
400 Minnisink Road

Block 174 Lot 4

Minor Site Plan
Certificate of Use

Mr. Richard Handal appeared requesting approval for occupancy of expanded space of approximately 1,400sq. ft adjacent to his existing business. Mr. Handal testified that he currently operates Iceberg Army Navy at this location in Unit 105 and he is expanding his business to also include adjacent Unit 104. The new space will be utilized for storage of inventory and additional retail. Mr. Handal testified that the hours of operation are Monday through Sunday from 10:00 a.m. to 8:00 p.m., with additional hours during holidays and other special occasions. He further represented that no additional employees will be added at this time. In regard to parking, parking is shared in common with other tenants in the shopping center. Mr. Handal also represented that there will be no amendments to the existing signage.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the application for occupancy 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/materials.
4. The Applicant indicated that no additional signage would be added.
5. All previously approved conditions will remain in effect.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Areosmith Sheet Metal.-Blk 95-Lot 3 as presented.

Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for 465 Trading, LLC.-Blk 174-Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for United Check Cashing.-Blk 11-Lot 4,5,6.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Venezia.-Blk 11-Lot 4,5,6.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Sweets & Stuff.-Blk 139-Lot 1 as presented.

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

ORDINANCES:

Design Standards – Ordinance No. 06-2014 was referred to the Planning Board from the Mayor and Council pursuant to the Municipal Land Use Law for consistency determination with the Boro Master Plan

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango to endorse this ordinance for approval by the Mayor and Council. A resolution was memorialized at this time

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

Smoke Shops – Ordinance No. 07-2014 was presented and discussed.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango to endorse this ordinance for approval by the Mayor and Council with minor changes to Item #6. A resolution was memorialized at this time

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

Building Height – Ordinance No. 08-2014 was presented and discussed.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango to endorse this ordinance for approval by the Mayor and Council. A resolution was memorialized at this time

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 Festa to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved