

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 24, 2019

Vice Chairman Coiro called the Planning Board meeting of Thursday, January 24, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Festa	Councilman D'Angelo	Vice Chairman Coiro	Commissioner Ferraro
Commissioner Sabatino	Commissioner Campilango	Mayor Coiro	Commissioner Niland
Commissioner Zarek	Commissioner Murphy	Mike Cristaldi, 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 24th day of January 2019 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.

Planning Board Attorney, Rich Briigliadoro gave the Oath of Office to Commissioner Murphy. Vice Chairman Coiro excused himself from Item #1 – conflict of interest

ITEM #1

Pawndingo	Block 143.01 - Lot 3	Minor Site Plan
594 Union Blvd.	<i>Change of owner</i>	Certificate of Use

Mr. Joseph Di Carlo appeared requesting approval for occupancy of approximately 980 square feet of space for the continued occupancy of an existing pawn shop.

Commissioner Campilango read a letter of intent into the record. The hours of operation will remain Tuesday, Wednesday, Friday and Saturday from 10:00 am to 6:00 pm. Thursday from 10:00 am to 6:00 pm and Sunday from 10:00 am to 4:00 pm. The business will be closed to the public on Monday. There will be one employee on site with family members assisting when available. Three parking spaces have been allocated for the Pawndingo business.

Mr. Joseph Di Carlo testified that there is an existing pawn shop located at 594 Union Boulevard, Totowa, New Jersey. The Applicant will continue to provide short term loans “pawns”, consignment, and also buy and sell goods. Mr. Di Carlo further stated that the Applicant will not buy or sell any type of guns. The Applicant intends to keep the existing signs. However, any signage on the glass door or glass windows shall conform to ordinance requirements which limits signage to twenty percent of the window or door area.

A motion was offered by Commissioner Festa 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. The applicant will comply with the Totowa Sign Ordinance.
5. The applicant will maintain a current license through the State of New Jersey, Department of Banking and Insurance as a pawn broker at this location.
6. All previously approved conditions will remain in effect.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to re-admit Vice Chairman Coiro into the remainder of the meeting.

All in Favor 8-0

ITEM #2

Regal Car Service
490 S. Riverview Drive

Block 178 - Lot 3.01

Minor Site Plan
Certificate of Use

Mr. Michael Basaran appeared requesting occupancy of approximately 160 sq. ft. of administrative office space for a car service.

Vice Chairman Coiro read a letter of intent into the record. The anticipated administrative office hours of operation will be 7:00 am to 7:00 pm seven days per week. The Applicant employs two administrative employees who will regularly be at the office.

Mr. Michael Basaran testified that the nature of his business is that of a car service. However, there are typically no cars left on-site overnight. He also represented that there will be no car repairs done on-site. In most instances, the drivers take the vehicles home with them.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 comply with the Totowa Sign Ordinance.

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

ITEM #3

Joe's Peruvian Cuisine & Grill
344 Union Blvd.

Block 105 - Lot 9
Change of owner

Minor Site Plan
Certificate of Use

Octaviat Sanchez Meza and Efrain Ayala Castro appeared requesting approval for the continued occupancy of a Peruvian take-out restaurant at this location. The applicant intends to operate the restaurant in the same manner that it has been operated.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Saturday from 11:00 a.m. to 9:30 p.m. There will be two employees.

Mr. Ayala represented that there are two tables in the interior of the restaurant. The applicant will provide delivery services and also customers may pick up their orders at the restaurant. The Applicant represents that there is no on-site parking available and that parking occurs on the public street of Union Boulevard. Also, there is currently a projecting sign with the name of the restaurant and Mr. Ayala represented that there will be no change regarding the signage. The Applicant intends to keep the existing sign with no changes made to the text.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 comply with the Totowa Sign Ordinance.
5. All previously approved conditions will remain in effect.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of January 10, 2019 as prepared.

Eight agreed on a roll call vote.....8-0
Commissioner Murphy abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for The Senior Company – Blk. 103 – Lot 10.03 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 Totowa Eye Care – Blk. 39 – Lot 1 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 The Secret Insurance Agency – Blk 171 – Lot 17 as presented.

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

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a series of vouchers for Alaimo Engineering for Professional services as listed below:

Invoice 107861– Meeting Attendance (11/14/18) in the amount of \$400.00

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved