

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – DECEMBER 12, 2013

Chairman Hennion called the Planning Board meeting of Thursday, December 12, 2013, to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Mayor Coiro	Commissioner Campilango	Councilman D'Angelo	Commissioner Festa
Commissioner Paese	Commissioner Vickerilla	Vice Chairman Coiro	Nordan Murphy 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 12th day of December 2013 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

Russo Acquisitions, LLC	Block 169.01 Lot 2, 5	Preliminary & Final Site Plan
990 Riverview Drive	<i>(carried from 11/2013)</i>	Data Center

Planning Board Attorney, Rich Briigliodoro stated that the applicant would need to re-notice and would be put on a future Agenda.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to remove this matter from our Agenda.

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

ITEM #2

Ros Lux Multi Service	Block 38 Lot 1	Minor Site Plan
159 Union Blvd.		Certificate of Use

Ms. Rossana Montes de Oca appeared requesting approval for occupancy of approximately 800 sq. ft. of space. Ms. Montes de Oca testified that she intends to operate a travel agency, along with other additional services including notary public, income taxes and money transferring.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 8:00 a.m. to 6:00 p.m., and on Saturday from 9:00 a.m. to 3:00 p.m. During tax season, the hours of operation will increase to Monday through Friday from 8:00 a.m. to 10:00 p.m., Saturday from 9:00 a.m. to 9:00 p.m., and Sunday from 9:00 a.m. to 3:00 p.m.

The Applicant intends to install a sign in the window reflecting the name of the business. The Applicant also indicated that she would like to have a box sign installed. The property owner was present to answer questions regarding signage. Board members explained that the box sign must comply with the Sign Ordinances of the Borough of Totowa and could not exceed a maximum of fifteen sq. ft. In addition, the Board explained to the Applicant the primary colors that are permitted along Union Boulevard. The Applicant will be required to go to the Building Department in order to present an application for sign approval.

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 materials, equipment.
4. The Applicant will install a window sign, which shall not exceed 20% of the window area. The Applicant must obtain the approval of the Borough Building Department to install a box sign not to exceed 15 square feet.

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

ITEM #3

CI Filing Systems, LLC
8 Vreeland Avenue

Block 158 Lot 4

Minor Site Plan
Certificate of Use

Mr. Anthony Presti, Director of Operations appeared requesting approval for occupancy to operate a business for the fabrication of custom index tabs and file folders. The process involves printing, tabbing, collating, packaging and shipping products. This is a change of ownership of the business only.

Vice Chairman Coiro read a letter of intent into the record. The business is open 24 hours per day from Monday through Friday. The last shift on Friday night ends at 8:00 a.m. Saturday morning. Occasionally, the hours of operation are expanded to include overtime work on Saturday.. The business employs approximately 135 employees.

Mr. Presti testified that the business does not generally ship products or receive shipments on Saturday or Sunday. He also represented that there is sufficient parking onsite for employees and accommodate a visit from an occasional customer. Mr. Presti indicated there would be a text change only to the existing freestanding sign.

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 materials, equipment.
4. Signage will be a text change only.
5. All previously approved conditions for this business will remain in affect.

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

ITEM #4

Salon Centric
195 Route 46 West

Block 174 Lot 12

Minor Site Plan
Certificate of Use

Patrick B. Sprouls, Esq, attorney for the Applicant appeared requesting approval for occupancy of approximately 3,102 sq. ft. for a national chain of stores which distribute products solely to licensed beauty salon professionals. Salon Centric operates 500 stores nationwide

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday and Wednesday from 8:00 a.m. to 7:00 p.m.; Tuesday, Thursday and Friday from 8:00 a.m. to 6:00 p.m.; Saturday from 8:00 a.m. to 4:00 p.m.; and Sunday from 12:00 p.m. to 4:00 p.m. The business model is that the customers of Salon Centric are licensed beauticians and sells its products on a wholesale basis.

Mr. Sprouls indicated that the applicant intends to install signage in the window and a building façade sign not to exceed 41.5 sq. ft.

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 materials, equipment.
4. The Applicant will install a window sign, which shall not exceed 20% of the window area. The Applicant must obtain the approval of the Borough Building Department to install a box sign not to exceed 15 square feet.

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

ITEM #5

VIP All State Service
999 Riverview Drive

Block 166.04 Lot 1

Minor Site Plan
Certificate of Use

Mr. Danny Zorman appeared requesting approval for occupancy to operate a limousine service. He is renting office space for dispatch purposes only at this location. He indicated that there will be two employees for the business.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be 24 hours per day, 7 days a week or as is required. The Applicant is subleasing office space at this location from the Regus Center.

Mr. Zorman testified that the landlord has provided him with up to two parking spaces and he confirmed that the vehicles would not be parked on-site, they will be taken home by the drivers. Mr. Zorman further testified there would be no signage associated with this business.

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 materials, equipment.
4. Vehicles will not be parked on-site-they will be taken home by the drivers.

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

ITEM #6

Perfect Threading Salon
255 Union Blvd.

Block 43 Lot 28

Minor Site Plan
Certificate of Use

Fayon Stephenson appeared requesting approval for occupancy of approximately 760 sq. ft. to operate a beauty salon business offering the services of eyebrow threading, waxing, facials, haircuts and blow drying.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be seven days per week, from 10:00 a.m. to 7:00 p.m.

Ms Stephenson indicated that they intend to install a window sign. The Applicant also indicated that she would like to have a box sign installed but no sign plan was presented to the Planning Board. Board members explained that they would have to present a sign plan to the Building Department for approval and the box sign must comply with the Sign Ordinances of the Borough of Totowa and should not exceed a maximum of fifteen sq. ft. In addition, the Board explained to the Applicant the primary colors that are permitted along Union Boulevard.

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 materials, equipment.
4. The Applicant will install a window sign, which shall not exceed 20% of the window area. The Applicant must obtain the approval of the Borough Building Department to install a box sign not to exceed 15 square feet. Neon signs are not permitted.
5. All required State and Local licensing must be maintained and copy provided.

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

ITEM #7

PR Products Distributors
490 Riverview Drive

Block 178 Lot 3.01

Minor Site Plan
Certificate of Use

Mr. Fernando Badillo appeared requesting approval for occupancy of approximately 3,200 sq. ft. of space to operate a wholesale bakery and distribution center.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be from 8:00 a.m. to 6:00 p.m., Monday through Saturday. There will be approximately five employees.

Mr. Fernando Badillo testified as to the nature of the business. It is for the manufacturing and confectionary of tropical flavored candies such as coconut, sweet potato and orange paste for existing major retailers throughout the tri-state area. The Applicant stated there are eight parking spaces allocated for its use. The Applicant intends to install a sign 2' x 3.5' on the entrance door.

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 materials, equipment.
4. The Applicant intends to install a sign 2' 3.5' on the entrance door..
5. Any and all required State and Local approvals & licensing must be obtained and copy provided.

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

ITEM #8

McMaster's Florist
325 Union Blvd.

Block 92 Lot 10
(Store I-C)

Minor Site Plan
Certificate of Use

Mr. John Michael McMaster appeared requesting approval for occupancy of approximately 800 sq. ft. of space to operate a florist which provides floral arrangements for weddings, funerals, receptions, churches, banquets, holidays and any additional miscellaneous arrangements pending the client's request. McMaster's Florist currently operates in Woodland Park. The Applicant's father currently operates that business and is retiring.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m.; Saturday, 9:00 a.m. to 5:00 p.m.; and Sunday from 9:00 a.m. to 1:00 p.m. The number of employees vary due to the seasonal operational demand. There will be approximately one to two drivers for delivery and pick-up of supplies; one to two florists, and possibility one receptionist.

Mr. McMaster testified as to the nature of the business and layout of space. He indicated that he intends to install a sign, burgundy in color, on the awning. The signage will be 1.5' x 10'.

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 materials, equipment.
4. The Applicant will install a 1.5' x 10' awning sign.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Sushi Fu Asian Cafe – Block 174-Lot 3 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for State Limousine, LLC – Block 174-Lot 12 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Regal Commodities – Block 173-Lot 2.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Reddin/Masri, LLC – Block 96-Lot 8 as presented.

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

VOUCHERS:

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

- Invoice 165348 TOT-100 General File in the amount of \$95.40
- Invoice 165349 TOT-729L Charles Bressman & J&J Specialized in the amount of \$1,374.66
- Invoice 165350 TOT-737E Cervalis, LLC in the amount of \$190.00
- Invoice 165351 TOT-738E A1 Ride Car Service in the amount of \$190.00
- Invoice 165352 TOT-739E Sleep Number in the amount of \$190.00
- Invoice 165353 TOT-740E Auto Smart Inc. in the amount of \$190.00
- Invoice 165354 TOT-741E Allstate Kitchens & Bath in the amount of \$190.00
- Invoice 165355 TOT-742E Clove III Indian Cuisine in the amount of \$190.00
- Invoice 165356 TOT-743E Hi-Fi Auto Parts, LLC in the amount of \$190.00

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a voucher for Alamo Engineering for the Professional services as listed below:

- Invoice 074698 Meeting Attendance (10/23/13) in the amount of \$190.00
- Invoice 074699 Kari-Ouy - Blk. 179-Lot 1 in the amount of \$120.00
- Invoice 074700 690 Union Blvd. - Blk. 179-Lot 1 in the amount of \$320.00
- Invoice 074702 Digital Totowa - Blk. 173-Lot 17 in the amount of \$1,546.23
- Invoice 074703 Russo Acquisition - Blk. 169.01-Lots 2 & 5 in the amount of \$1,040.00

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved