

# BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



MINUTES – APRIL 9, 2015

Chairman Hennion called the Planning Board meeting of Thursday, April 9, 2015 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

|                           |                     |                     |
|---------------------------|---------------------|---------------------|
| Commissioner Campilango   | Commissioner Festa  | Councilman D'Angelo |
| Commissioner Niland       | Chairman Hennion    | Commissioner Paese  |
| Commissioner Murphy       | Vice Chairman Coiro | 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 9th day of April 2015 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***

|                       |                              |                       |
|-----------------------|------------------------------|-----------------------|
| Charles Bressman      | Block 172 - Lots 2, 3 & 3.01 | Minor Sub-division    |
| 800 Riverview Drive   |                              | 2 non-conforming lots |
| 530-540 Route 46 West |                              |                       |

Planning Board Attorney, Rich Briigliodoro that he was notified that the applicant has retained a new attorney to represent him in this matter. The attorney has not received nor reviewed all of the information and requests that this matter be carried to the next regular meeting of April 23, 2015 without further notice. In addition, the Planning Board Engineer's Review Letter has deemed this application incomplete.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to deem this application incomplete based on the Planning Board Engineer's Review Letter and to carry this matter to our next regular Planning Board Meeting of April 23, 2015 at or about 8:00 pm.

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

***ITEM #2***

|                |                   |                    |
|----------------|-------------------|--------------------|
| EZ Lease, LLC  | Block 139 - Lot 4 | Minor Site Plan    |
| 560 Union Blvd |                   | Certificate of Use |

Mr. Kareem Raposo of 2 Paterson Road in Lodi, and Mr. Richard Belle of Sears Place in Wayne appeared requesting approval for the occupancy of approximately 1,080 sq. ft. of office space to operate an auto sales and concierge services business.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday thru Friday from 10:00am to 6:00pm and Saturday by appointment.

Mr. Belle testified that this approval is for office use only, there would be no retail sales of vehicles at this location. The nature of the business is to perform auto sales to customers without the customer having to go to a dealership. Parking is shared on site with other tenants. There will be a text change to the existing pylon sign.

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 materials or overnight parking of vehicles.
4. The anticipated hours of operation would be Monday through Friday from 10:00am to 6:00pm., and by appointment only on Saturdays
5. Window signs will not cover more than 20% of any window.

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

**ITEM #3**

Elite Spine & Sports Care of Totowa  
351 Union Blvd

Block 93 - Lot 7

Minor Site Plan  
Certificate of Use

Mr. Jeff Randolph, attorney for the applicant and Dr. Gaberial Hannawi appeared requesting approval for the occupancy of approximately 1,375 sq. ft. of space to provide physical therapy and chiropractic services to the general public.

Dr. Gaberial Hannawi testified that there would be a licensed physical therapist and a licensed Chiropractor on staff. There would be no more than 3 to 4 patients on site at any one give time. The practice will involve non-invasive therapy and there will be no hazardous medical waste products. Dr. Hannawi represented that the company was founded by him and Dr. Sean Santagato who combined have more than five (5) years of experience as practicing health care professionals. The type of patients that will be treated at this facility will involve post-operative procedures, sports injuries, orthopedic and neurological disorders and general pain. Dr. Hannawi explained that their approach is based on the functional model and the dynamic use of manual medicine into physical therapy and rehabilitation.

The anticipated hours of operation would be Monday through Friday from 8:00am to 8:00pm. and Saturday from 9:00am to 12 noon. There is shared parking on site with the other tenants. The applicant anticipates a text change only to the existing sign, however would like to re-install an approved side building sign.

Ms. Timmons, Building owner testified that there once was an approved sign on the side of the building when Highlands State Bank occupied it.

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 materials.

4. The applicant will install a previously approved building façade sign on the side of the building.
5. The anticipated hours of operation would be Monday through Friday from 8:00am to 8:00pm. and Saturday from 9:00am to 12 noon.

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

**ITEM #4**

Benissimo Ristorante  
545 Union Blvd.

Block 145 – Lot 13  
(change of ownership)

Minor Site Plan  
Certificate of Use

Mr. Walter Hanley, Attorney, Mr. Nicola Moncada and Mr. Robert Fischette, appeared requesting approval for the occupancy of 1,400 sq. ft. of space for the continued use as an Italian Restaurant. This is a change of ownership only.

Mr. Fischette testified that this is a change of ownership only and that the operation would not change. Minor cosmetic changes will be made such as painting, new chairs and adding cabinets to the sinks in the bathrooms. There will be a text change only to the existing sign. There are 10 on-site parking spaces. The anticipated hours of operation would be Tuesday-Friday from 11:30am-2:30pm for lunch and dinner Tuesday-Thursday 5:00pm-10:00pm, Friday and Saturday 5:00-11:00pm for dinner and on Sunday from 2:00pm-9:00pm. There will be approximately five employees.

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 materials
4. The anticipated hours of operation will be
5. All previously approved conditions will remain in full force and effect.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Minutes of March 26, 2015 as prepared.

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

Commissioners Niland, Murphy & Vice Chairman Coiro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Little Dreamer's Early Learning Center – Blk. 16 – Lot 10 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for BP.-Blk 45-Lot 1 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Exotic Hair Extensions – Blk. 40 – Lot 20 as presented.

Three agreed on a roll call vote.....3-0

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,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved