

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JULY 17, 2014

Chairman Hennion called the Planning Board meeting of Thursday, July 17, 2014, to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Festa	Commissioner Campilango	Commissioner Murphy	Commissioner Niland
Chairman Hennion	Councilman D'Angelo	Vice Chairman Coiro	Mayor Coiro
Nordan Murphy, PE	Gary Tomasella, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 17th day of July 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

Precision Custom Coating, LLC	Block 170.01- Lot 4	Minor Site Plan
11 West End Road		Certificate of Use

Mr. Paul Hellruhel, 14 Park Place, Little Falls, NJ, Safety Manager and Mr. Peter Longo, VP of Sales appeared requesting approval for occupancy of approximately 13,977 sq. ft. of space to be used for warehousing and shipping.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday thru Friday from 8:00am to 6:00pm with an occasional Saturday. There will be six employees and there are 20 on site parking spaces.

Testifying on behalf of the Applicant was Mr. Longo. Mr. Longo represented that there will be a text change only to the existing sign. He also testified that there would be one box truck parked overnight on the premises.

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.

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

ITEM #2

Total Force Wrestling School
248 Union Blvd.

Block 30- Lot 17

Minor Site Plan
Certificate of Use

Mr. Omar Feliciano and Mr. Michael Harris appeared requesting approval for occupancy of the first & second floor to be used as a school of instruction to introduce young men and women to the sport of wrestling.

Michael Harris testified as to the nature of the business indicating that the school will have a concentration on the International Styles of wrestling, Freestyle and Greco-Roman Wrestling. Their vision is to produce high level student-athletes that can compete academically & athletically with the best wrestlers and students in the country. This is a "Drop-off/Pick-up" operation. There would be a maximum off 30 wrestlers per floor. The floors and walls will be covered in mats for safety. There will be three employees and the anticipated hours of operation would be Monday thru Friday from 6:30pm to 9:00pm and Saturday from 6:00pm to 9:00pm. Mr. Harris also indicated that they plan changing the text only on the existing sign. Sign colors will be blue and white.

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. There will be a maximum of 60 students in the classes, however must be reviewed and approved by the Fire Marshall for compliance to state regulations.
5. There will be a text change only to the existing sign. Additionally, there will be a window sign covering no more than 20% of the window.

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

ITEM #3

The Silhouette House
335 Union Blvd.

Block 92- Lot 1

Minor Site Plan
Certificate of Use

Mr. Steven Candito, attorney, and Caroline Valle appeared requesting approval for occupancy of approximately 900 sq. ft. of space on the first floor to be used as a spa specializing in body contouring.

Chairman Hennion read a letter of intent into the record. The hours of operation will be approximately 10:00 a.m. to 8:00 p.m., Monday through Friday and Saturday from 8:00am to 8:00pm and Sundays from 10:00am to 4:00pm. There will be 3 employees onsite. There are 3 parking spaces onsite.

Ms. Valle testified as to the nature of the business indicating that services would be by appointment only and that they are typically one hour sessions with no more than three to four patrons at any one given time. She indicated they would provide skin tightening facials and cellulite treatments to promote healthy weight loss. One of the most popular machines they will be using is the Cellu M6 Integral, which is non-invasive and increases the skin's elasticity as well as accelerated lipolysis and increases circulation in the body.

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. There will be a text change only to the existing sign. Additionally, there will be a window sign covering no more than 20% of the window.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of June 12, 2014 as presented.

Seven agreed on a roll call vote.....7-0
Councilman D'Angelo abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of June 26, 2014 as presented.

Six agreed on a roll call vote.....6-0
Mayor Coiro and Councilman D'Angelo abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for SAI SHRADDHA, LLC.-Blk 93-Lot 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for ABCO.-Blk 158-Lot 3.01 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 Royal Packaging, LLC.-Blk 170.02-Lot 4 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 Bayada Home.-Blk 174-Lot 12 as presented.

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

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 172209 TOT-729L Charles Bressman in the amount of \$313.50
- Invoice 172210 TOT-779E SAI Shraddha, LLC in the amount of \$1,007.00
- Invoice 172211 TOT-782E Holy Sepulchre in the amount of \$76.00
- Invoice 172212 TOT-785E ADT in the amount of \$190.00
- Invoice 172213 TOT-786E Totowa Barber Shop in the amount of \$190.00
- Invoice 172214 TOT-787E B&D Car & Limo Service in the amount of \$190.00
- Invoice 172215 TOT-788E ABCO in the amount of \$190.00
- Invoice 172216 TOT-789E Royal Packaging in the amount of \$190.00

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

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

Invoice 077887 Villages @ Totowa in the amount of \$160.00
Invoice 077888 Russo Acquisitions Blk. 169.01-Lots 2 & 5 in the amount of \$120.00
Invoice 077889 Dunkin Donuts in the amount of \$320.00

Invoice 078204 Meeting Attendance (ending 6-4-14) in the amount of \$570.00
Invoice 078205 Digital of Totowa Blk. 173-Lot17 in the amount of \$497.43
Invoice 078206 PSE&G in the amount of \$360.00
Invoice 078207 Russo Acquisitions Blk. 169.01-Lots 2 & 5 in the amount of \$800.00
Invoice 078208 Dunkin Donuts in the amount of \$240.00
Invoice 078209 SAI Shraddha, LLC in the amount of \$3,180.75

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