

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JANUARY 25, 2018

Chairman Hennion called the Planning Board meeting of Thursday, January 25, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Puglise	Councilman D'Angelo	Vice Chairman Coiro	Commissioner Festa
Commissioner Zarek	Commissioner Paese	Chairman Hennion	Commissioner Campilango
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 25th day of January 2018 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**

Coronet	Block 11- Lot 7.01	Amended Site Plan
55 Shepherds Lane	<i>carried from 1/11/18</i>	Hours of Operation

Due to Planning Board Members who had hear the previous testimony not present, this matter will be carried to the next regular Planning Board Meeting of February 8, 2018 at or about 8:00pm.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next regular Planning Board Meeting of February 8, 2018 at or about 8:00pm.

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

**ITEM #2**

Sweet Peas Learning Center	Block 166.03 - Lot 17	Minor Site Plan
80A Commerce Way	<i>change of owner</i>	Certificate of Use

Natalia Mikadze appeared requesting approval to operate Sweet Peas Learning Center. The Learning Center is for children six weeks old up to six years old. The nature of the business is a child care center. Ms. Mikadze testified that in addition to providing child care services, there is an educational component to her business. She stated that the Applicant follows the creative curriculum pre-school edition.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are 6:30 a.m. to 6:30 p.m., Monday through Friday. There will be a total of fourteen employees including the owner, Ms. Mikadze.

Ms. Mikadze testified that she currently operates another school in Bergenfield, New Jersey. She is also licensed by the State of New Jersey. She stated that the New Jersey Department of Community Affairs is the appropriate state licensing authority. Ms. Mikadze also testified that she is licensed for up to 136 children. At this time, she has an enrollment of 50 children. Ms. Mikadze testified that she hopes to grow the business, but

not to exceed the licensing requirements. Ms. Mikadze also testified that the facility has a cafeteria and that there will be cooking done on the premises. Parking is shared in common with other tenants on the site. Ms. Mikadze further testified that there is an existing freestanding pylon sign and the Applicant is going to utilize the existing freestanding pylon sign, but the Applicant will place a new sticker over the sign to identify the name of the new business with contact information. However, the sign will be the same size as already existing on the site. The Applicant will also replace the sign on the façade of the building with a new sign no larger than the existing in order to identify the name of the new business.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango 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 replace existing signage and will no larger than previously approved.
5. All previously approved conditions will remain in effect.

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

**ITEM #3**

Kids Empire  
265 Route 46W

Block 174 - Lot 7

Minor Site Plan  
Certificate of Use

Aurore LoRé testified that the Applicant seeks to operate a children’s entertainment business at this location. The Applicant will occupy approximately 1,620 square feet of space for a children’s entertainment business mainly hosting birthday parties with activities such as karaoke, dancing, painting, art and games and other competitive age group activities. Ms. LoRé testified the space is currently vacant.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are 11:00 a.m. to 8:00 p.m., seven days per week. There will be a total of three employees including the owner.

Ms. LoRé testified that there are multiple rooms in this space and a party room would hold approximately 12 to 15 children. Ms. LoRé stipulated that to the extent any licenses are required to operate the proposed business, the Applicant will apply for and obtain any required licenses. With respect to signage, the Applicant seeks approval to install a building façade sign 16” in height by 120” in length over the front entrance. Parking is shared in common with other tenants and customers in the shopping center.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango 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 replace existing signage and will no larger than previously approved.
5. The applicant will obtain Borough Board of Health approval if required.

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

**ITEM #4**

Cubanelle  
1 Route 46W

Block 177 - Lot 2.01

Minor Site Plan  
Certificate of Use

Maheshchand Ratanji appeared stating that he is the owner of Crestview Motel, Inc. The hotel has an existing lounge area known as the Ruby Lounge. The Applicant seeks approval to convert the lounge to the Cubanelle Restaurant and Lounge for fine dining. Mr. Ratanji represented that the Applicant was going to be making cosmetic changes consisting of changing carpeting, painting and providing new furniture.

Mr. Ratanji then identified the hours of operation as being Monday through Thursday from 12:00 p.m. to 1:00 a.m.; Friday and Saturday from 12:00 p.m. to 2:30 a.m. and Sunday from 12:00 p.m. to 11:00 p.m. Mr. Jeff Melnikoff was identified as the Restaurant Manager. Mr. Ratanji stated that the objective was to provide a fine dining establishment on the premises for hotel guests and other patrons.

With respect to signage, the Applicant represented that they would merely change the face plate for the façade sign and also change the face plate on the double-sided signage on the existing pylon sign. As a result, the existing signage is being replaced to reflect the name of the new restaurant and lounge. Parking is shared in common with other tenants and customers in the shopping center.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango 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 replace existing signage and will no larger than previously approved.
5. All previously approved conditions will remain in effect.
6. The applicant will obtain and maintain any and all licenses that are required to permit the operation of the restaurant & lounge.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of January 11, 2018 as prepared.

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 Paese to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved