

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 8, 2017

Acting Chairman Campilango called the Planning Board meeting of Thursday, June 8, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Commissioner Festa
Councilman D'Angelo	Mayor Coiro	Chairman Hennion	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 8th day of June 2017 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.

A motion was offered by Commissioner Ferraro and seconded by Commissioner Festa to admit Chairman Hennion into the remainder of the meeting.

All in favor.....6-0

ITEM #1

2 nd Home Totowa, LLC	Block 166.04 - Lot 2	Minor Site Plan
120 Commerce Way	<i>change of owner</i>	Certificate of Use

Aaron Friedman, Esq appeared requesting the approval for occupancy and change of ownership of approximately 9,024 square feet of space contracted for purchase, the adult day care business titled "My Day Home, LLC." Mr. Friedman represented that it is their intention to continue to operate the business in the same manner that it is conducted at the present time.

Acting Chairman Campilango read a letter of intent into the record. The operation of the adult day care center entails a facility where senior citizens spend parts of their day in a warm environment engaged in social activities and where they are provided with nutritious meals in conformity with their dietary needs. Clients are brought to and from the facility by van service. 2nd Home Totowa, LLC currently operates nine adult day care centers in northern New Jersey. The Totowa facility would be the 10th center.

The anticipated hours of operation will be 8:00 a.m. to 6:00 p.m. Monday through Friday. There will be approximately thirty employees on-site. It is anticipated that the existing thirty employees will remain with the new owner. There are thirty parking spaces allocated for the proposed use.

The Applicant testified as to the nature of the business. The Applicant represented that there will be four vans for transporting clients which vans will be kept in the parking lot overnight. The Applicant will replace existing signage with new signage to reflect the name of the new business. The signage will be in the same locations and will be in the same dimensions as the existing signage.

A motion was offered by Commissioner Festa and seconded by Commissioner Zarek 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 obtain and maintain all licenses, and/or permits issued by the State of New Jersey Department of Health in order to operate an adult day care facility at this location.
6. All terms and conditions of the Board’s prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

A motion was offered by Commissioner Festa and seconded by Chairman Hennion to approve the Planning Board Minutes of May 25, 2017 as prepared.

Five agreed to a roll call vote... 5-0
Commissioner Festa & Mayor Coiro abstained

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Postalagic, LLC -Block 170.03 - Lot 6 as presented.

Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Raquel Nails, LLC -Block 139 - Lot 4 as presented.

Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to approve the resolution for Aspire Studio -Block 103 - Lot 14 as presented.

Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to approve the resolution for Edgar Anthony Studio -Block 103 - Lot 14 as presented.

Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to approve the resolution for Elite Spine & Sports Care of Totowa -Block 93 - Lot 7 as presented.

Four agreed on a roll call vote.....4-0

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved