

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 28, 2018

Chairman Hennion called the Planning Board meeting of Thursday, June 28, 2018 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	Chairman Hennion	Commissioner Murphy	Paul Przybylinski, PE
Richard Brigliadoro, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 28th day of June 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

Spirit Halloween
195 Route 46 West

Block 174 - Lot 2

Minor Site Plan
Certificate of Occupancy

Mr. Paul Favaloro, District Manager appeared requesting approval for temporary occupancy of a seasonal Halloween costume and supply store. The applicant will occupy approximately 5,000 sq. ft. of space, same as last year.

Chairman Hennion read a letter of intent into the record. The occupancy is for approximately 3 months only and the tenancy will commence on or before August 1, 2018 and end on or before November 2, 2018. The anticipated hours of operation are 10 a.m. to 9 p.m. Monday through Saturday, and on Sunday, 11:00 a.m. to 7:00 p.m. There would be a maximum of 12 employees per shift.

Mr. Favaloro testified that the applicant will take possession on or about August 1, 2018 and the business would open to the public in early September 2018. The store would be occupied on a temporary basis which tenancy would end on or before November 2, 2018. There are approximately 220 parking spaces allocated for customer parking which are shared in common with the other tenants of the shopping center.

Mr. Favaloro further testified there would be 1 vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size and 2 2' x 12' vinyl pylon banners each 2 feet by 12 feet in size. The Applicant requires a design waiver for signage pursuant to §415-107 signs of the Totowa Borough Code.

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 equipment or materials except that which has been identified.
 4. The applicant will comply with the Totowa Sign Ordinance and intend to install 1 vinyl banner for the storefront which is 2 feet by 16 feet or 32 square feet in size and 2 feet x 12 feet vinyl pylon banners.
- Seven agreed to a roll call vote... 7-0

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for 20/20 Eye Care, PA - Block 103 - Lot 10.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Madisen's House of Hair - Block 103 - Lot 10.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Gina Marie Hair Studio - Block 105 - Lot 10 as presented.

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

MINUTES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of June 14, 2018 as prepared.

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

Commissioner Ferraro abstained

VOUCHER:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a voucher for Alaimo Engineering, Professional service as listed below:

Invoice # 104155 – Meeting Attendance ending 5/30/18 in the amount of \$800.00

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved