

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JULY 11, 2019

Chairman Hennion called the Planning Board meeting of Thursday, July 11, 2019 to order at 8:10 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Mayor Coiro	Commissioner Campilango	Chairman Hennion	Commissioner Niland
Councilman D'Angelo	Commissioner Zarek	Richard Brigliadoro, ESQ	Mike Cristali, PE

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 11th day of July 2019 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

Laurel Grove Cemetery 295 Totowa Road	Block 119 - Lot 2 (<i>carried</i>)	Site Plan Mausoleum
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Mr. Anthony Fiorello, Attorney for the applicant appeared and indicated that drawings had just been submitted to the Building Code office.

Planning Board Attorney, Richard Brigliadoro indicated that without sufficient time for the Professionals to review plans this matter could not be heard at tonight's meeting. It was suggested that this matter be carried to the next regular Planning Board meeting of August 8, 2019 without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this matter to the next regular Planning Board meeting of August 8, 2019 at or about 8:00pm without further notice.

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

ITEM #2

SM Vintage & Other Things 339 Union Blvd.	Block 92 - Lot 6	Minor Site Plan Certificate of Use
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Ms. Jacqueline Melecio appeared requesting the approval for occupancy of approximately 600 sq. ft. of retail space to operate a retail store for the sale of pre-owned clothing, pre-owned art work and pre-owned furniture.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Tuesday through Saturday from 11:00am to 8:00pm and Sunday from 12:00pm to 5:00pm. There will be two employees, one per shift. The Applicant will also provide a hanging sign above the front entrance not to exceed 15 square feet. The sign shall conform to the ordinance requirements for signage along Union Boulevard. Further, the sign shall not block the fire alarm.

Ms. Melecio testified that she will be selling pre-loved clothes, as well as pre-loved clothes that have been modified. Ms. Melecio stated that she will be recycling clothing and giving the clothes new life. Ms. Melecio seeks to demonstrate the sustainability in fashion as a priority. Ms. Melecio will also sell previously owned art work and furniture.

The Applicant inquired as to the use of the sidewalk for the sale of merchandise. The Applicant was advised to contact the Building Department regarding the issuance of any special permits that may be required before the Applicant conducts sidewalk sales.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 provide a hanging sign above the front entrance not to exceed 15 square feet. The sign shall conform to the ordinance requirements for signage along Union Boulevard. Further, the sign shall not block the fire alarm..

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

ITEM #3

Laundry Unlimited
79 Union Blvd.

Block 40 - Lot 61
Change of owner

Minor Site Plan
Certificate of Use

Niki Athanasopoulos, attorney for the applicant and Andreas Athanasopoulos appeared requesting approval for the continued occupancy of a 3,500 sq. ft. laundromat. The Applicant is changing the name of the laundromat to Laundry Unlimited. This is a change of ownership.

Mr. Athanasopoulos testified that he recently purchased the laundromat located at 79 Union Boulevard which was formerly known as Laundry Plus. The business will be opened seven days a week from 7:00 a.m. to 10:00 p.m. There will be two full-time employees not including Mr. Athanasopoulos.

The Applicant testified that he has installed brand new efficient energy saving washers and dryers. The Applicant will also provide wash and fold service where customers can drop off their clothes and Laundry Unlimited will wash, dry and fold the clothes for them.

Applicant will replace the sign in the existing pylon sign in the space provided to reflect the name of the new business. In addition, the Applicant will replace signage above the entrance to the laundromat. The new sign will be no larger than the existing sign and will be internally illuminated.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 the sign in the existing pylon sign in the space provided to reflect the name of the new business. The applicant will also replace signage above the entrance to the laundromat. The new sign will be no larger than the existing sign and will be internally illuminated.

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

ITEM #4

Dance Academy of North Jersey
248 Union Blvd.

Block 30 - Lot 17

Minor Site Plan
Certificate of Use

Mr. Howard Luks appeared requesting the approval for occupancy of approximately 4, 000 sq. ft. of space to be used as a dance academy for training children from ages 2 through 18 and basic dance skills and specific styles such as ballet, pointe, tap, jazz, modern, contemporary and acro dance.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 8:00am to 9:00pm and Saturday through Sunday from 8:00am to 8:00pm. There will be one full time employee for administration and six part time employees as teachers. The Dance Academy would be allocated ten parking spaces.

Mr. Luks testified that he is the owner of the property, as well as the owner along with his wife of The Dance Academy of North Jersey and further testified as to the nature of the business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 the text of the existing sign.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Sombrero – Blk. 105 – Lot 12 as presented.

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

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

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved