

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 23, 2017

Chairman Hennion called the Planning Board meeting of Thursday, March 23, 2017 to order at 8:02 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Paese	Councilman D'Angelo	Chairman Hennion	Commissioner Zarek
Mayor Coiro	Vice Chairman Coiro	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 23rd day of March 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.

ITEM #1

John Bakery & Italian Pastry Shoppe	Block 40 - Lot 21	Minor Site Plan
181 Union Blvd.		Certificate of Use

Mr. Juan Carlos Mole appeared requesting approval for occupancy of approximately 3,000 square feet of space at this location to operate a bakery. Mr. Mole represented that he has been a baker for over 30 years and has owned and operated successful bakeries in the past. He also stated that he previously worked as a baker under a prior owner of the bakery at the same location.

The bakery will sell products including, but not limited to, fresh baked artisan breads, Italian pastries and specialties, cakes, cookies, cupcakes and pies. In addition, the Applicant will provide customers with custom orders, daily and seasonal specials and special occasion goods. All baked goods are made from scratch from locally sourced ingredients. The Applicant also indicated that the bakery would carry a line of dairy-free products, as well as offering several sugar-free offerings on a regular basis.

The anticipated hours of operation will be 7:00 a.m. to 7:00 p.m., 7 days per week. The Applicant plans on hiring four to five employees. Parking for the business will be located on the street for both customers and employees of the business. The Applicant intends to replace the existing sign with a new building façade sign no larger than the existing sign and the sign will have a burgundy background with white letters.

A motion was offered by Commissioner Zarek and seconded by Commissioner Paese to approve the preliminary and final 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. The anticipated hours of operation will be 7:00 a.m. to 7:00 p.m., 7 days per week.

4. 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.
Six agreed to a roll call vote... 6-0

RESOLUTIONS:

A motion was offered by Chairman Hennion and seconded by Councilman D'Angelo to approve the resolution for Coronet Inc. – Blk. 11 – Lot 7.01 as presented.

Three agreed on a roll call vote.....3-0

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

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved