

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 9, 2014

Chairman Hennion called the Planning Board meeting of Thursday, January 9, 2014, to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Mayor Coiro	Commissioner Campilango	Vice Chairman Coiro	Chairman Hennion
Commissioner Murphy	Commissioner Vickerilla	Councilman D'Angelo	Commissioner Paese
Nordan Murphy, PE	Richard Briigliadoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 9th day of January 2014 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.

Richard Briigliadoro, attorney for the Planning Board read the appointment oath for Commissioner Ernest Paese, Jr., Commissioner Joseph Niland, Commissioner Vickerilla, Commissioner Robert Murphy, Jr., and Councilman Louis D'Angelo.

ITEM #1

Re-organization of the Planning Board Members for the Year 2014

CHAIRMAN – Commissioner Campilango nominated Richard Hennion as Chairman of the Planning Board for the year 2014. Commissioner Murphy seconded the nomination.

Eight agreed on a roll call vote8-0

VICE

CHAIRMAN – Commissioner Campilango nominated Angelo Coiro as Vice Chairman of the Planning Board for the year 2014. Commissioner Murphy seconded the nomination.

Eight agreed on a roll call vote8-0

SECRETARY – Commissioner Murphy nominated Pete Campilango as Secretary of the Planning Board for the year 2014. Commissioner Paese seconded the nomination.

Eight agreed on a roll call vote8-0

ATTORNEY – A motion was offered by Chairman Hennion and seconded by Commissioner Campilango to continue with the law firm of Weiner Lesinak Attorney's At Law, specifically Richard Briigliadoro as attorney to the Planning Board for the calendar year of 2014 at a salary to be determined by the Mayor and Council.

Eight agreed on a roll call vote8-0

ENGINEER

PLANNER – A motion was offered by Chairman Hennion and seconded by Commissioner Campilango to continue with the present Engineering Firm of Alamo Engineering, specifically, Nordon Murphy as the Engineering Firm to the Planning Board for the calendar year of 2014 and at a salary to be determined by the Mayor and Council.

Eight agreed on a roll call vote8-0

A motion was offered by Chairman Hennion and seconded by Commissioner Campilango to nominate Maser Consulting, PA for special projects to the Planning Board for the calendar year of 2014 and at a salary to be determined by the Mayor and Council.

Eight agreed on a roll call vote8-0

CLERK – A motion was offered by Chairman Hennion and seconded by Commissioner Campilango to nominate Patricia Paulson as clerk to the Planning Board for the calendar year of 2014 at a salary to be determined by the Mayor and Council.

Eight agreed on a roll call vote8-0

2014 SCHEDULE – A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to select the second and fourth Thursdays of each month on or about 8:00 p.m. as the official meeting dates with the exception of the summer vacation and Holiday periods of July, August, November & December when there will be only one meeting as stated below:

- July 17, 2014
- August 14, 2014
- November 13, 2014
- December 11, 2014

Eight agreed on a roll call vote8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy for the Planning Board to act as a whole committee for any special needs such as ordinances, Master Plan matters or review of certain subdivisions.

All In Favor8-0

ITEM #2

Hobby Lobby
465 Route 46 West

Block 174 - Lot 12

Minor Site Plan
Certificate of Use

Mr. Darren DelSardo, Attorney for the applicant, and Rebecca Shingler, Project Coordinator appeared to request the approval for occupancy of approximately 49,810 sq. ft. of space to be used for the retail sale of art supplies, craft supplies, fabrics, photo frames, frames, framed art, wall art and wall décor.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday through Saturday from 9:00am to 8:00pm. There will be 25 to 35 employees.

Ms. Shingler testified as to the nature of the business and indicated that there are presently approximately 590 stores nationwide. Ms. Shingler also testified that parking is shared with the other tenants in the shopping center. Ms. Shingler stated that they intent to install a building sign 195.3 sq. ft. above the front entrance. Also the existing pylon sign will be replaced. Ms. Shingler indicated that what typically happens before a store opening, a temporary sign is attached to the building for a period of 30 days to announce the new opening of the store.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the application for occupancy 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/materials.
4. A Design Waiver is granted for signage. The applicant will replace the text on the existing pylon sign and install a 195.3 sq. ft. sign on the building above the front entrance. All signage will meet the Boro Ordinance.
5. The anticipated hours of operation will be Monday through Saturday from 9:00 a.m. to 8:00 p.m. There will be 25 to 35 employees.

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

ITEM #1

Dunkin Donuts
410 Minnisink Road

Block 174 - Lot 3

Minor Site Plan
Certificate of Use

Michael Rubin, Attorney and Oliver Young, Architect returned to the Planning Board to address the Board's concerns in regard to the total sign area of the proposed signs. Oliver Young testified on behalf of the Applicant. Mr. Young testified that the Applicant is now proposing two signs on the front façade of the building to separate Dunkin Donuts from Baskin Robbins with a total sign area of 29.73 square feet. The Applicant is further proposing two signs on the east side of the building at a total sign area of 29.73 square feet, as well as two signs on the west side of the building with a total sign area of 62.03 square feet. The total proposed signage for these six building-attached signs would be 121.49 square feet. However, these calculations did not include the sign area for the proposed illuminated cup swirl graphic on the east side of the building and the spoon graphic on the west side of the building. Young confirmed that the spoon graphic will consist of a sign area of 17.6 square feet and the cup swirl graphic will have a sign area of 42 square feet. The total sign area for the two graphics on the building will be 59.6 square feet. The total amount of signage now proposed would be 181.09 square feet.

Mr. Rubin confirmed that Passaic County Planning Board approval had been received and that the Applicant is also providing for the installation of landscaping and traffic control devices such as signage and pavement striping in accordance with Passaic County Planning Board approval and in accordance with the plans submitted to the Planning Board. The Applicant also requested that the Board grant a design waiver in regard to the Applicant locating a coffee cup logo on the awning above the entrance to the facility.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the application for occupancy 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. All terms and conditions of the Board's previous approvals shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
2. The Applicant will satisfy any comments or conditions contained in the Board Engineer's review reports dated November 13, 2013 and January 7, 2014.
3. The Applicant will comply with any terms and conditions set forth in the Passaic County Planning Board approval.

4. The Applicant will comply with the Sign Ordinances of the Borough of Totowa. The Applicant will install six building attached signs totaling 121 sq. ft. and two graphic signs displaying the image of a coffee cup with a cup swirl and a spoon totaling 60.09 sq. ft., for a total of all signage of 181.09 sq. ft. The Applicant is permitted to install a logo of a coffee cup on the awning above the front entrance to the building.
5. The Applicant will install landscaping and traffic control devices such as signage and pavement striping in accordance with the plans submitted and approved.
Eight agreed on a roll call vote.....8-0

ITEM #3

Toys R Us	Block 174 - Lot 1	Amended Site Plan
465 Route 46 West		Outside Storage

Planning Board Attorney, Rich Brigiladoro informed the applicant that Corporations must be represented by an Attorney and that the Planning Board could not hear testimony at this time.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to our next regular Planning Board meeting of January 23, 2014 at or about 8:00pm.
Eight agreed on a roll call vote.....8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve Planning Board minutes of November 14, 2013 as presented.
Eight agreed on a roll call vote8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve Planning Board minutes of December 12, 2013 as presented.
Eight agreed on a roll call vote8-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for McMaster's Florist.-Blk 92-Lot 3 as presented.
Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for PR Products Distributors, Inc.-Blk 17-Lot 3.01 as presented.
Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Perfect Threading Salon -Blk 43-Lot 28 as presented.
Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for VIP All State Service Inc.-Blk 166.04-Lot 1 as presented.
Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Salon Centric, Inc.-Blk 174-Lot 12 as presented.
Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for CI Filing Systems, LLC -Blk 158-Lot 4 as presented.
Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Ros Lun Multi Service -Blk 38-Lot 1 as presented.

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

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a series of vouchers for Weiner and Lesinak for the Professional services as listed below:

- Invoice 166127 TOT-729L Charles Bressman & J&J Specialized in the amount of \$986.20
- Invoice 166128 TOT-731E Anjo Realty, LLC in the amount of \$199.50
- Invoice 166129 TOT-743E Kari-Out in the amount of \$361.00
- Invoice 166130 TOT-744E Salon M in the amount of \$190.00
- Invoice 166131 TOT-746E Russo Acquisitions LLC in the amount of \$256.50
- Invoice 166132 TOT-747E Dunkin Donuts in the amount of \$76.00
- Invoice 166133 TOT-748E Sushi Fu Cafe in the amount of \$190.00
- Invoice 166134 TOT-749E Regal Commodities in the amount of \$190.00
- Invoice 166135 TOT-750E State Limousine LLC in the amount of \$190.00

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a voucher for Alamo Engineering for the Professional services as listed below:

- Invoice 075138 Meeting Attendance (11/20/13) in the amount of \$190.00
- Invoice 075139 Kari-Out - Blk. 179-Lot 1 in the amount of \$174.13
- Invoice 075140 Digital Totowa - Blk. 173-Lot 17 in the amount of \$3,147.48
- Invoice 075141 Russo Acquisitions - Blk. 169.01-Lots 2 & 5 in the amount of \$360.00
- Invoice 075142 Dunkin Donuts - Blk. 174-Lot 3 in the amount of \$480.00

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 Murphy to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved