

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – December 12, 2019

Chairman Hennion called the Planning Board meeting of Thursday, December 12, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

| | | | |
|-------------------------|-----------------------|---------------------|---------------------|
| Commissioner Ferraro | Commissioner Sabatino | Commissioner Niland | Mayor Coiro |
| Council D'Angelo | Commissioner Zarek | Chairman Hennion | Commissioner Murphy |
| Richard Brigiadoro, ESQ | Tom Lemanowicz, PE | | |

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 12th day of December 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

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|-------------------------|-------------------|
| Totowa Investment Group | Block 100 - Lot 1 |
| 515 Union Blvd. | Block 148 - Lot 4 |

Wells Fargo Bank site -

Sub-division - realignment of lot lines

Site Plan approval for a new drive-thru, parking layout, entrances and exits.

Existing office /retail building –

Alterations, facade improvements and revised parking layout and any other variances that may be required.

Planning Board Attorney, Rich Brigiadoro reported that he spoke to the applicant's attorney and he asked that this matter be carried to the next regular Planning Boarding meeting of January 9, 2020 without further notice to the public.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the next regular Planning Boarding meeting of January 9, 2020 without further notice to the public.

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

ITEM #2

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| Aldi, Inc. 465 Route 46 West | Block 174 – Lots 5&6 | Preliminary & Final Site Plan Approval For signage on front of bldg. |
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Applicant communicated that they were not ready and requested to be carried to the next regular Planning Board Meeting of January 9, 2020.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the next regular Planning Boarding meeting of January 9, 2020 without further notice to the public.
Eight agreed to a roll call vote... 8-0

ITEM #3

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| RD Nutrition Counseling 547 Union Blvd. | .Block 145 – Lot 12 | Site Plan Approval Certificate of Use |
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Julien Chamoun appeared requesting approval for occupancy of space for nutritional counseling. Mr. Chamoun indicated that RD Nutrition Counseling specializes in nutritional therapy and dietary education. The nature of the counseling business is in regard to diet and weight loss for patients.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 11:00 a.m. to 2:00 p.m. and 5:00 p.m. to 7:00 p.m. The Saturday hours will be 9:00 a.m. to 3:00 p.m. There will be one (1) employee on-site, who is Mr. Chamoun.

Mr. Chamoun represented that patients come to him via referral by medical doctors as well as by word of mouth. In addition, he represented that the fee for services rendered is generally covered by insurance. However, patients without insurance are able to pay out of pocket for the diet and counseling services. The hours of operation will be Mr. Chamoun also testified that he is licensed by the American Dietetic Association. He also represented that his license is renewed every five (5) years.

With respect to signage, there is an existing exterior wall sign with the names of multiple tenants on it. The Applicant will be permitted by the landlord to place a sign in the space provided on the existing exterior wall mounted sign with other tenants at this building.

The meeting was opened up to members of the public and there were no members of the public present expressing an interest in this application.

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 comply with the sign ordinances of the Borough of Totowa. The Applicant is permitted to install a sign on the glass door or glass window which signage shall not exceed 20% of the glass area.
5. The Applicant shall obtain and maintain any and all licenses, certificates or permits from any and all licensing authorities, including, but not limited to, the Borough of Totowa, County of Passaic, State of New Jersey or any federal agency.
6. The applicant will obtain the Totowa Borough Board of Health approval, if required, or from any other agency exercising jurisdiction over this matter.

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

RESOLUTIONS:

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the resolution for MG Barber Shop – Blk. 37 – Lot 19 as presented.

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

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the resolution for Locally Sourced – Blk. 37 – Lot 10 as presented.

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

MINUTES:

A motion was offered by Commissioner Zarek and seconded by Commissioner Nilan to approve the Planning Board Meeting minutes of November 14, 2019 as presented.

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

Commissioner Campilango & Murphy abstained

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved