

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JUNE 23, 2016

Chairman Hennion called the Planning Board meeting of Thursday, June 23, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango	Vice Chairman Coiro	Commissioner Murphy	Commissioner Festa
Chairman Hennion	Commissioner Zarek	Mayor Coiro	Councilman D'Angelo
Commissioner Paese	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 June 2016 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**

ALML Assoc., LLC	Block 171- Lots 2, 3, 3.01, 4	Amended Site Plan
809-813 Riverview Drive		Certificate of Use

Mr. Raymond Reddin, attorney for the applicant, and Patrick D. McClellan, PE appeared requesting approval of the modifications made to the Site Plan which was granted approval on September 25, 2014 and memorialized October 9, 2014. That approval required the applicant to present an application for approval to the Passaic County Planning Board. As a result, the Passaic County Planning Board required certain revisions to the plan previously approved. The applicant was required to reconfigure the access point on Riverview Drive which caused the building to be relocated 20 feet to the south.

Mr. McClellan, PE testified as to the modifications; that due to the relocation of the building there are some minor amendments with respect to the side yard setback which formerly was 24 feet and is now 37.4 feet; rear yard setback which was 29.5 feet and is now 21.1 foot; and floor area ratio which was 12,073 square feet or .122 and is now 12,123 square feet or .123; and coverage which was 23.6 and is now 23.7. Mr. McClelland represented that the Applicant does not require ancillary or bulk variance relief in regard to the modifications to the site as required by the Passaic County Planning Board. Mr. McClelland further represented that the Applicant also increased the number of on-site parking spaces from 74 parking spaces to 77 parking spaces.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to open the public portion of the meeting.

Nine agreed to a roll call vote... 9-0

NO PUBLIC TO BE HEARD

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to close the public portion of the meeting.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the amended 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 applicant will comply with all prior conditions of the Totowa Planning Board approval of September 25, 2014 except as satisfied or amended by the Passaic County Planning Board recommendations and approval.

Nine agreed to a roll call vote... 9-0

**ITEM #2**

Sanitation Equipment Corp.  
80 Furler Street

Block 175- Lot 4.01

Minor Site Plan  
Certificate of Use

Mr. Laurence Lofaro, Attorney for the applicant, Marino Iommetti, President & Carla Iommetti, Manager, appeared requesting approval for occupancy of approximately 32,000 sq. ft. of space to provide sales, parts and service to Sanitation Equipment. The applicant is also a dealer for Leach, as well as Labrie, Wittke and Schaefer. The Applicant represented it has approximately 330 customers in the New York and New Jersey area.

Ms. Carla Iommetti testified as to the nature of the business in regards to sales, parts, and service of refuse & recycling truck body equipment. There will be 10 employees on-site. The anticipated hours of operation are Monday through Friday from 7:30 a.m. to 4:30 p.m. The Applicant represented that garbage trucks are worked on in a clean condition only. Any trucks that are parked on-site overnight will be located within the garage. The Applicant is also installing a fence around the perimeter of the entire building. There will be offices inside the building for sales and administrative staffing. The Applicant maintains a fully functioning shop area for service with certified mechanics. There is no dumping or storage of garbage in any vehicle on the property. The Applicant further performs welding repairs to the truck bodies. The Applicant also does its own mounting of new bodies on customers' chassis. The Applicant will also have a parts warehouse where the Applicant will store inventory inside of the building. There will be a cylinder press to rebuild customer cylinders. The Applicant also utilizes pneumatic tools necessary to provide service to all hydraulics on the body. There will be a waste oil tank and an above-ground hydraulic tank on-site. The Applicant also has fire safety equipment on-site and has an arrangement with a company that comes in annually to insure that all parts are in working order.

The Applicant represented that it has a bucket loader to transport new bodies around the yard and a forklift in order to off-load parts. Ms. Iommetti also maintains "donkeys" which the Applicant uses to transport the new bodies around the property are chassis frames with wheels without the cab attached. Anything stored in the yard would be new equipment bodies ready for mounting on customer vehicles. The Applicant represented that it needs to install three overhead drive-in doors in order to get the trucks inside the building for repair or mounting. The building only currently has tractor trailer doors. Therefore, the Applicant needs to install overhead doors in the facility in order to make the site as functional as possible. The Applicant represented that it requires twenty parking spaces for customers and ten parking spaces for employees. The Applicant will also install a fence 8 feet in height within the perimeter of the property line which fence will have barbwire on top of the fence. The applicant will replace the existing sign on the front façade and be no larger than the existing sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the amended 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 supply a revised site plan for the review and approval of the Planning Board Engineer.
5. The anticipated hours of operation will be Monday through Friday from 7:30 a.m. to 4:30 p.m.
6. The applicant stipulates that there will be no noise, odor or lighting beyond the lot line onto adjoining properties.

Nine agreed to a roll call vote... 9-0

**ITEM #3**

Good Fella's Hair Salon  
169 Union Blvd.

Block 139- Lot 4

Minor Site Plan  
Certificate of Use

Mr. Anas Allan appeared requesting approval for the continued occupancy of approximately 1,000 sq. ft. of an existing Hair Salon.

Chairman Hennion read a letter of intent into the record. There will be two employees on-site. The anticipated hours of operation will be 8 a.m. to 6 p.m. daily. Five parking spaces have been allocated for his use on the premises.

Mr. Allan explained the operation of the business. He testified that the services that will be provided to customers will be hair cutting, coloring, cutting and styling. A 2'x6' sign will placed on the freestanding pylon sign. He will also install a 2'x3' will be installed on the building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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 anticipated hours of operation will be 8 a.m. to 6 p.m. daily
5. The Applicant will obtain and maintain any licenses or permits that are required from the State of New Jersey or any other agency required.
6. All terms and conditions of the Board's prior approvals shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

Nine agreed to a roll call vote... 9-0

**ITEM #4**

Totowa Reflex Spa, LLC  
169 Union Blvd.

Block 39- Lot 1  
*Units 2D & 2E*

Minor Site Plan  
Certificate of Use

Dominick Zaccardi appeared requesting approval for occupancy of Therapeutic Massage Spa. The anticipated hours of operation would be Monday thru Saturday from 9:30am to 10:00pm.

Chairman Hennion read a letter of intent into the record. On-site parking is shared with other tenants in the complex. The anticipated hours of operation would be Monday thru Saturday from 9:30am to 10:00pm.

Mr. Zaccardi testified as to the nature of the business stating that any therapists are licensed and they provide therapeutic services to the public, mainly obtained from doctors and lawyers as a result of accidents of some nature.

Commissioner Campilango questioned the site plan submitted citing there wasn't accurate properly identified information depicting locations of required facilities and placement of walls.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to have the applicant provide a more detail site/floor plan and request that the Boro Building and Health departments inform the Planning Board if the applicant is in compliance with all other Boro regulations prior to the Planning Board rendering their decision for approval.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this mater to our next regular meeting of July 14, 2016

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of May 26, 2016 as presented.

Seven agreed to a roll call vote... 7-0

Commissioner Festa & Mayor Coiro abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of June 9, 2016 as presented.

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

Commissioner Paese abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Ruby's LLC. – Blk. 103 – Lot 14 as presented.

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

**VOUCHERS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a series of vouchers for Alaimo Engineering, Professional services as listed below:

Invoice 089937 – Villages @ Totowa in the amount of \$309.49

Invoice 089938 - 458 S. Riverview Drive Blk. 128 – Lot 4.08 in the amount of \$472.70

Invoice 089939 – Digital Totowa Blk. 173 – Lot 17 in the amount of \$306.25

Invoice 089940 – Shepherds Lane in the amount of \$612.50

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

All in favor.....9-0

Respectfully submitted,

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Pete Campilango, Secretary