

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – SEPTEMBER 24, 2015

Chairman Hennion called the Planning Board meeting of Thursday, September 24, 2015 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango	Commissioner Festa	Councilman D'Angelo	Vice Chairman Coiro
Commissioner Paese	Commissioner Murphy	Commissioner Niland	Chairman Hennion
Mayor Coiro	Mike Cristaldi, PE	John Miller, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 24th day of September 2015 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***

Johnnyland, LLC	Block 179- Lot 2.02	Minor Site Subdivision
10-40 Gordon Drive		

Mr. Bernard Hefley, Attorney appeared requesting that this matter be carried to the October 22, 2015 meeting without further notice. An announcement was made – No Public Present.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the regular Planning Board Meeting of October 22, 2015 without further notice.

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

***ITEM #2***

Chinatown Express	Block 39- Lot 1	Minor Site Plan
169 Union Blvd.	<i>change of ownership</i>	Certificate of Use

Mr. Robert Monteyne, Landlord and Meijin Zhang, applicant appeared requesting approval for the continued occupancy of approximately 1,100 sq ft of space for the operation of a Chinese restaurant.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be seven days from 11:00am – 10:30pm. There will be two employees. There are 32 shared onsite parking spaces with additional parking on the street.

Ms Zhang testified as to the nature of the business indicating there would be no changes to the operation or signage.

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 materials.
4. The anticipated hours of operation would be seven days a week from 11:00am – 10:30pm. There will be two employees.
5. All previously approved conditions will remain in effect.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Minutes of September 10, 2015 as prepared.

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

Commissioner Murphy abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Kathe's Deli & Coffee House – Blk. 145 – Lot 13 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for A Good Life Massage.-Blk 174-Lot 4 as presented.

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

**VOUCHERS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a series of vouchers for Weiner Lesniak, LLC, Professional services as listed below:

Invoice 185101 TOT-729L – Charles Bressman in the amount of \$1,083.00

Invoice 185105 TOT-850E – The Secret Insurance Agency in the amount of \$190.00

Invoice 185106 TOT-851E – Mars Livery, LLC in the amount of \$190.00

Invoice 185107 TOT-8502E – Windows Gallery in the amount of \$190.00

Invoice 185108 TOT-853E – International Popcorn & Confections in the amount of \$190.00

Invoice 185109 TOT-854E – AJM Limo, LLC in the amount of \$190.00

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

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

Invoice 085625 Meeting Attendance (8/26/15) in the amount of \$190.00

Invoice 085626 47 & 51 Columbus Avenue in the amount of \$127.50

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

Redevelopment Study Books were distributed to members of the Planning Board in preparation of the October 8, 2015 meeting where a presentation will be made.

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

All in favor.....9-0

Respectfully submitted,

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Pete Campilango, Secretary