

# BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



MINUTES – MAY 24, 2018

Vice Chairman Coiro called the Planning Board meeting of Thursday, May 24, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Councilman D'Angelo	Commissioner Zarek	Vice Chairman Coiro	Commissioner Campilango
Commissioner Murphy	Paul Przybylinski, 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 24th day of May 2018 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**

Cubanelle	Block 177 - Lot 2	Amended Site Plan
1 Route 46 West		Outdoor Dining

Mr. Jeff Melnikoff, applicant, appeared requesting permission for outdoor dining. The Applicant seeks approval from the Planning Board to permit outdoor dining. The Applicant seeks approval to add seven tables with four seats per table for a total of 28 seats. Mr. Melnikoff testified that the tables and chairs would be situated in such a manner so as not to impede, obstruct or inhibit pedestrian traffic in the area of the outdoor dining. Mr. Melnikoff further confirmed that there will be no spillover lighting on to adjoining properties. Mr. Melnikoff was also made aware of the existence of the Outdoor Dining Ordinance under Chapter 275 of the Totowa Borough Code, and that the applicant must annually file for an application with the Borough Clerk. Mr. Melnikoff also testified that he is going to install a five foot in height chain link fence with a gate on the east side of the property near the Holiday Inn.

No Public Present

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek 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 granting of this application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in Chapter 275 Outdoor Dining of the Totowa Borough Code.
2. The granting of this application is subject to and conditioned upon the Applicant obtaining an outdoor dining license from the Borough Clerk.
3. The granting of this application is subject to a condition upon there being no spillover lighting on to adjoining properties.
4. All previously approved conditions will remain in effect except as satisfied or amended and not in conflict with this approval.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of May 10, 2018 as prepared.

Five agreed on a roll call vote.....5-0

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for All County – Block 10-Lot 3 as presented.

Five agreed on a roll call vote.....5-0

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

All in favor.....5-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved