

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 10, 2013

Chairman Hennion called the Planning Board meeting of Thursday, October 10, 2013, to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

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

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 10th day of October 2013 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

Kari-Out	Block 179- Lot 1	Amended Site Plan
690 Union Blvd.		Add'l Parking Spaces

Chairman Hennion indicated that the applicant had requested that this matter be carried to the next regular Planning Board meeting of October 24, 2013 at or about 8:00pm. Public will not be re-noticed.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next regular Planning Board meeting of October 24, 2013 at or about 8:00pm without further notice.

Nine agreed on a roll call vote.....9-0
Tape 25- 116

ITEM #2

Russo Acquisitions, LLC	Block 169.01- Lots 2 & 5	Preliminary & Final Site Plan
990 Riverview Drive		Data Center

Chairman Hennion indicated that the applicant had requested that this matter be carried to the next regular Planning Board meeting of October 24, 2013 at or about 8:00pm. Public will not be re-noticed.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next regular Planning Board meeting of October 24, 2013 at or about 8:00pm without further notice.

Nine agreed on a roll call vote.....9-0
Tape 25-155

ITEM #3

Sleep Number	Block 172 - Lot 4	Minor Site Plan
578 Route 46 West	(carried from 9/26/13)	Certificate of Use

Mr. Joseph Barresi, District Manager, appeared requesting approval for the occupancy of approximately 3,162 sq. ft. of space for the retail sale of adjustable air mattress and various bedding items.

Chairman Hennion had read a letter of intent into the record at our prior meeting. Mr. Barresi testified that there would be three employees, the anticipated hours of operation would be Monday through Friday from 10:00am to 6:00pm, Saturday from 10:00am to 5:00pm and Sunday from 12:00pm to 6:00pm. Deliveries would be accepted once per week by common carrier. Mr. Barresi also indicated that a 12'x4' internally lit sign would replace the existing free standing sign and that a 15'x2' sign would replace the existing building sign.

After a discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 materials, equipment

Nine agreed on a roll call vote.....9-0
Tape 25 – 701

A motion was offered by Commissioner Vandenberg and seconded by Commissioner Campilango to admit Commissioner Paese into the remainder of the meeting.

All agreed on a roll call vote.....9-0
Tape 25 – 945

ITEM #4

Auto Smart Inc.	Block 174- Lot 14	Minor Site Plan
15 Furler Street		Certificate of Use

Mr. Tomasz Nowakowski appeared requesting approval for the occupancy of 176 sq. ft. of office space on the first floor to operate a used car dealership that specializes in exporting cars. This space will be used for administrative work only.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 8:00am to 5:00pm and Saturday from 9:00am to 2:00pm. There will be one employee.

Mr. Nowakowski testified as to the nature of the business indicating that he purchases cars for international customers and arranges the transport of the cars from auction to the shipping company and indicated that a text change would be made to the existing pylon sign. The sign panel measures 48"x14".

After a discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 materials, equipment or vehicles.
4. A text change will be made to the existing pylon sign.

Nine agreed on a roll call vote.....9-0
Tape 25 – 1262

ITEM #5

Allstate Kitchens & Baths
154 Union Blvd.

Block 32- Lot 6

Minor Site Plan
Certificate of Use

Mr. Valdo Panzera Jr. appeared requesting approval for the occupancy of 2,500 sq. ft. of space to operate a Kitchen and Bath store displaying kitchen cabinets and bathroom vanities. The showroom and offices will be approximately 1,500 sq. ft and the storage area will be 1,000 sq. ft.. Mr. Panzera requested a 8'x20' sign to be placed on both sides of a concrete block wall that presently exists and extends above the roofline.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation in will be Monday through Friday from 9:00am to 8:00pm, Saturday from 10:00am to 5:00pm, and Sunday from 10:00am to 3:00pm. There will be two employees.

Mr. Valdo Panzera Jr. testified as to the nature of the business and indicated that this is a family owned business, which has another location in Moonachie for the past 25 years.

Planning Board members expressed concerns regarding the requested 8'x20' signs which would exceed the Boro Sign Ordinance. After a discussion, the applicant agreed to install signage on each side of the concrete block wall, not to exceed 15 sq. ft. in sign area per side. He also indicated that the sign color would meet the Boro Ordinance. Planning Board members also indicated that they would like a site plan of the entire site showing lot lines and lined parking spaces.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 materials, equipment or vehicles.
4. The applicant will install signage on each side of the concrete block wall, not to exceed 15 sq. ft. in sign area per side.
5. The applicant will submit a site plan, which depicts lot line as well as lined parking spaces.

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

Tape 25 – 2460

ITEM #6

Review New Ordinance – 16-2013

Off-street parking spaces provided for any building shall be for the exclusive use of the occupants of said building.

After a discussion, the Planning Board recommends the approval of the proposed Ordinance 16-2012 stating that it is consistent with the Master Plan.

A motion was offered by Commissioner Paese and seconded by Commissioner Campilango to advise the Mayor and Council that proposed Ordinance 16-2013 is consistent with the recently amended Master Plan and that they recommend it be approved.

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

Councilman D'Angelo & Mayor Coiro abstained

Tape 25 -3180

A motion was offered by Commissioner Campilango and seconded by Vice Chairman Coiro to approve the Planning Board minutes of September 12, 2013 as prepared.

Six agreed on a roll call vote.....6-0
Commissioners Paese, Vandembree, Murphy & Mayor Coiro abstained
Tape 25 -3236

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board minutes of September 26, 2013 as prepared.

Seven agreed on a roll call vote.....7-0
Commissioner Fest and Vice Chairman Coiro abstained
Tape 25 -3365

VOUCHERS:

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

Invoice 073811 Holy Sepulchre - Blk. 12-Lot 1 in the amount of \$531.25
Nine agreed on a roll call vote.....9-0
Tape 25 -3493

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

Invoice 164048 TOT-100 General File in the amount of \$104.03
Invoice 164049 TOT-729L Charles Bressman & J&J Specialized in the amount of \$543.02.
Invoice 164050 TOT-730E FYC Recycling LLC in the amount of \$370.50
Invoice 164051 TOT-731E Anjo Realty in the amount of \$361.00
Invoice 164052 TOT-734E MedExpress in the amount of \$190.00
Invoice 164053 TOT-735E Yankee Bill's Halloween Costume Superstore in the amount of \$190.00
Invoice 164054 TOT-736E Weathertight in the amount of \$190.00
Nine agreed on a roll call vote.....9-0
Tape 25 - 3539

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

All in favor.....9-0
Tape 25 - 3644

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved