

# BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



MINUTES – MARCH 12, 2020

Chairman Hennion called the Planning Board meeting of Thursday, March 12, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Chairman Hennion	Commissioner Sabatino	Commissioner Zarek	Commission Campilango
Commissioner Festa	Commissioner Niland	Councilman D'Angelo	Tom Lemanowicz, 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 12<sup>th</sup> day of March 2020 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***

GOM Real Estate Investment, LLC 95 Shepherds	Block 11– Lot 9.01	Amended Site Plan Approval Variances – Setbacks, building length, width of parking spaces.
---	--------------------	--

Planning Board Attorney, Rich Briigliodoro indicated that he received a call from the Applicant's Attorney stating that additional changes needed to be made to the plans and requested that this matter be carried to the regular Planning Board Meeting of March 26, 2020 without further notification.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next regular Planning Board Meeting of March 26, 2020 without further notification.

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

***ITEM #2***

Totowa Family Dental 195 Route 46 West	Block 174 – Lot 12	Site Plan Approval Certificate of Use
---	--------------------	--

Dr. Khaled Eldin and Clarence Hoff, Chief Operating Officer of Totowa Family Dental appeared requesting approval for occupancy of approximately 3,000 sq. ft. of space to operate a dental practice.

Chairman Hennion read a letter of intent into the record. The anticipated office hours will be Monday 8:00 a.m. to 5:00 p.m., Tuesday 11:00 a.m. to 8:00 p.m., Wednesday 8:00 a.m. to 5:00 p.m. and Thursday 11:00 a.m. to 8:00 p.m. The dental office will also be open on every other Friday and Saturday. The Friday and Saturday hours will be 8:00 a.m. to 2:00 p.m. There will be approximately six to eight employees on site.

Dr. Eldin testified as to the nature of the business and indicated he is moving the practice from his Woodland Park location to Totowa. The Applicant will also have a building facade sign over the front entrance. The proposed sign is 34 inches in height by 156 inches in length or a total of approximately 40 square feet of sign area. The sign is consistent in size with other building facade signs in this multi-tenant building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 is permitted to install a building facade sign over the front entrance approximately 34 inches in height and 156 inches in length or approximately 40 square feet. Applicant is permitted to place a sign in the window to identify the business, but the sign shall not exceed twenty percent of the glass window 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 having jurisdiction hereunder.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of February 27, 2020 as prepared.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Totowa Nails – Blk. 139 – Lot 8 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for The Tile Store – Blk. 177 – Lots 2 & 2.01 as presented.

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

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

All in favor.....7-0

Respectfully submitted,

\_\_\_\_\_  
Pete Campilango, Secretary

\_\_\_\_\_  
Patricia Paulson  
Board Clerk

\_\_\_\_\_  
Date Approved