

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 8, 2015

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

PRESENT:

Commissioner Campilango	Councilman D'Angelo	Vice Chairman Coiro	Commissioner Paese
Commissioner Murphy	Commissioner Niland	Chairman Hennion	Mayor Coiro
Mike Cristaldi, PE	Richard Briigliadoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 8th day of October 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

PT Auto	Block 143.01- Lot 4	Minor Site Plan
6 Wilson Avenue		Certificate of Use

Mr. Peter O'Connor appeared requesting approval for occupancy of approximately 2,670 sq.ft. of space to be used as an auto repair business. Mr. O'Connor testified that he has an existing auto repair business located at 401 Union Boulevard and has operated PT Auto since 1998. The nature of the application is to relocate his auto repair business to the Frank Leah Towing Building located at 6 Wilson Avenue.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will remain the same, Monday-Friday 8:00am – 5:00pm. In addition, Mr. O'Connor testified that he has two employees and that the new site has parking for fifteen vehicles outside of the building and for eight vehicles inside the building.

Mr. O'Connor further testified that the nature of the business is to perform general automotive repairs such as break jobs, exhaust systems, oil changes and tune-ups. Furthermore, Mr. O'Connor represented that no body work or painting will be done on the site. The applicant will install a 24 square foot building façade sign. The sign will be non-illuminated.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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 will remain the same, Monday-Friday 8:00am – 5:00pm. There will be two employees.
- 5. All previously approved conditions will remain in effect.

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

ITEM #2

Limo Zone	Block 174- Lot 12	Minor Site Plan
225 Rt 46 West	Suite 7A	Certificate of Use

Ebstesam A. Abo-Rukbah and Lynn Errico appeared requesting approval for the continued occupancy of approximately 529 sq ft of office space for the operation of a Limousine service.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday-Saturday 10:00am – 6:00pm. There will be one office employee and four drivers. The applicant has been allocated four parking spaces. The property will be used as a business office and for the parking of vehicles in connection with the business. The Applicant represented that Limo Zone is a company that transports clients by reservation only. The Applicant will have a sign on the directory within the building near the elevator. In addition, the Applicant will install a sign on the door to the office suite.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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 Monday-Saturday 10:00am – 6:00pm. There will be one office employee and four drivers.
- 5. All previously approved conditions will remain in effect.

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

ITEM #2

Study Area for possible redevelopment	Block 154 – 19
	Block 154.01 -1

Mr. Christopher Warren of the Alaimo Group presented a study entitled “Preliminary Investigation, Potential Redevelopment Area, (former North Jersey Development Center Site)” dated September 16, 2015 prepared for the Borough of Totowa and was marked as exhibit A-1.

Mr. Warren addressed in depth the results of the Study. Point that were discussed were that the Property suffers from a design and layout that does not reflect sound planning practices and several structures are obsolete due the specialized nature of the buildings’ use and design as a developmental center; and that the Property is no longer in use by the owner and this underutilization has a detrimental impact on health, safety, and welfare for the citizens of Totowa, also negatively impacting the economy of Totowa.

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

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

NO PUBLIC TO BE HEARD

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

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

After a discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Niland for the Planning Board to accept the Study as presented and concludes that the Property is an area in need of redevelopment, referring the matter to the Borough of Totowa for further consideration.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Minutes of September 24, 2015 as prepared.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Chinatown Express – Blk. 39 – Lot 1 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 the Redevelopment Study – Blk. Block 154 – 19, Block 154.01 -1 as presented.

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

CORRESPONDANCE:

Letter dated September 28, 2015 from Anthony Fiorello, ESQ requesting that any unused escrow monies from Mrs. Stasny’s withdrawn application be returned.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to return any remaining escrow monies.

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

Letter dated October 7, 2015 from Nedzmi Ibraimi informing the Planning Board of a name change only; from “Totowa Steak House” to “Totowa Trattoria”.

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved