

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – MAY 8, 2014

Chairman Hennion called the Planning Board meeting of Thursday, May 8, 2014, to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Mayor Coiro	Commissioner Campilango	Councilman D'Angelo	Commissioner Paese
Chairman Hennion	Commissioner Vickerilla	Mike Cristaldi, 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 8th day of May 2014 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.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to admit Councilman D'Angelo into the meeting.

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

**ITEM #1**

Eugene A. Batelli, DPM	Block 174- Lot 12	Minor Site Plan
195 Route 46 West		Certificate of Use

Eugene A. Batelli, DPM, FACFAS appeared requesting approval of occupancy of approximately 1,800 sq. ft. of space to be used as a medical office. Mr. Batelli informed Planning Board members that he is a sole proprietor in practice since 2000. He confirmed that the office would be used for consultations only because he has a procedure-based practice which is performed in hospitals or ambulatory surgery centers. The scope of his practice is limited to foot and ankle surgery.

Chairman Hennion read a letter of intent into the record. The hours of operation will be approximately Monday from 3:00 p.m. to 7:00 p.m., Tuesday from 9:00 a.m. to 1:00 p.m., and Thursday from 1:00 p.m. to 5:00 p.m. There will be two employees.

Mr. Batelli testified as to the interior of the office suite, which will include two examination rooms and three sinks to be used for hand washing purposes only. Mr. Batelli stated that each examination room will contain a sink and that there will be a third sink installed. He also indicated there will be no exterior signage. The Applicant's name will be placed in the directory, which is visible upon entering the main foyer of the building, and the name will appear on the door of the office suite. Parking will be shared in common with other tenants at the shopping center.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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 equipment/materials.
4. The Applicant's name will be placed in the directory, which is visible upon entering the main foyer of the building, and the Applicant's name will appear on the door of the office suite..

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

**ITEM #2**

Grandma Joans  
265 Route 46 West

Block 174- Lot 1

Minor Site Plan  
Certificate of

Mr. David Petroski appeared requesting approval for occupancy of approximately 390 sq. ft. of office space. Mr. Petroski testified as to the nature of the business and that he is the owner of New Allied Health Group d/b/a Grandma Joan's. He is a senior care recruiter for live-in caregivers.

Chairman Hennion read a letter of intent into the record. The hours of operation will be approximately 7:00 a.m. to 6:00 p.m., Monday through Friday. There will be no employees onsite. Parking will be shared in common with other tenants of the shopping center. Mr. Petroski indicated that he is not proposing the installation of any signage in regard to this application.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese 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 equipment/materials.
4. The Applicant indicated that signage would be for identification of premises only.

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

**ITEM #3**

Boulevard Bagels  
159 Union Blvd.

Block 38- Lot 1

Amended Site Plan  
Outside Dining

The Planning Board Engineer deemed the application incomplete.

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to carry this matter to the next regular Planning Board meeting of May 22, 2014 at or about 8:00pm.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board Minutes of April 24, 2014 as prepared.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for American Eel Depot Corp.-Blk 171-Lot 16 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Iceberg Army Navy.-Blk 174-Lot 4 as presented.

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

**VOUCHERS:**

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

Invoice 076848 Green Label Recycling – Blk.170.03 – Lot 6 in the amount of \$240.00

Invoice 076849 Digital of Totowa Blk. 173-Lot17 in the amount of \$303.78

Invoice 076850 Russo Acquisitions Blk. 169.01-Lots 2 & 5 in the amount of \$435.00

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 Paese to adjourn the meeting.

All in favor.....6-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved