

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JANUARY 14, 2021

Chairman Hennion called the Planning Board meeting of Thursday, January 14, 2021 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of January 2021 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.

The Planning Board published Notice of this Regular Meeting of the Planning Board in the Herald News and Bergen Record on January 12, 2021, thereby advising the public of this Regular Meeting being conducted on January 14, 2021. The Notice conforms to the requirements of the Open Public Meetings Act and the new Regulations promulgated by the New Jersey Department of Community Affairs. The Notice identifies the matters to be considered by the Board at tonight's meeting and confirms that formal action may be taken.

The Agenda for tonight's meeting was also posted on the Borough website. Notice of the hearing and the Planning Aboard Agenda were also posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals. The Notice of the remote public meeting was published more than 48 hours before tonight's meeting as is required under the Open Public Meetings Act.

## **PRESENT:**

Commissioner Zarek	Commissioner Festa	Mayor Coiro	Commission Campilango
Commissioner Sabatino	Councilman D'Angelo	Vice Chairman Coiro	Chairman Hennion
Commissioner Niland	Commissioner Murphy	Richard Brigliadoro, ESQ	Tom Lemanowicz, PE

## ***ITEM #1***

Reorganization

## ***ITEM #2***

United Federated 10 Gordon Drive	Block 179 – Lot 2.02 <i>(Requested adjournment to 1-28-2021)</i>	Amended Site Plan 1 Story Addition
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Planning Board Attorney indicated that he had been in contact with counsel and the applicant requested to have this matter carried to the regular Planning Board Meeting of January 28, 2021 without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the regular Planning Board Meeting of January 28, 2021 without further notice.

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

**ITEM #3**

Totowa Quality Repair, LLC  
401 Union Blvd.

Block 96 – Lot 1

Site Plan Approval  
Certificate of Use

Mr. Ramsey Merhi, attorney for the applicant and Ms. Amal Merhi, applicant appeared requesting the occupancy for an automotive repair shop.

Planning Board Attorney read a letter of intent into the record. The anticipated hours of operation will be 8:00 a.m. to 6:00 p.m. There will be one employee.

The applicant was sworn in. Ms. Amal Merhi testified that the applicant will specialize in tire changes, tune-ups, suspension work and light automotive repair. The Applicant represents that it will replace the existing front facade signage with new signage to reflect the name of the new business. The signage will be no larger than the existing signage and illuminated in the same manner. The Applicant also represents that if, in the future the Applicant intends to install building facade signage on the Crews Street side of the building as well as a free-standing sign on the corner of the property at Union Boulevard and Crews Street, that it will either conform to the Ordinance requirements or return to the Planning Board for approval of the signage.

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 equipment or materials.
4. There shall be no noise which exceeds local county or state standards at the property line.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

**ITEM #4**

Icon Auto Group  
87 Union Blvd.

Block 11 – Lot 2

Site Plan Approval  
Certificate of Use

Mr. Roberto Severino, applicant appeared requesting the occupancy of approximately 1,260 sq. ft for office use only of an auto brokerage company.

Planning Board Attorney read a letter of intent into the record. The anticipated hours of operation will be Monday thru Friday 9:00 a.m. to 6:00 p.m. and Saturday hours by appointment only. There will be one employee.

The applicant was sworn in. Roberto Severino testified that there will be no inventory of vehicles on the lot. He further testified that he negotiates the best possible deal for his customers and then he delivers the vehicle to the customer's house. The Applicant will use the same sign area but will change the text on the sign to reflect the name of the new business. The sign will be a black and white sign and will be located above the entrance door. The new sign will be no larger than the existing sign and illuminated in the same manner.

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 equipment or materials.
4. The Applicant will use the same sign area but will change the text on the sign to reflect the name of the new business. The sign will be a black and white sign and will be located above the entrance door. The new sign will be no larger than the existing sign and illuminated in the same manner.

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

**ITEM #5**

BC International Group Inc.  
930 Riverview Drive

Block 169 – Lot 6  
(Suite 800, Unit 7)

Site Plan Approval  
Certificate of Use

Mr. Teli Spyropoulos, applicant appeared requesting the occupancy of approximately 19,094 sq. ft . to relocate its business. The nature of the business is that of a corporate office and main distribution facility for fur merchandising and fur storage.

Planning Board Attorney read a letter of intent into the record. The anticipated hours of operation will be Monday thru Friday 7:00 a.m. to 6:00 p.m.. There are approximately 37 employees on site.

Mr. Spyropoulos testified as to the nature of the business. The Applicant will place one sign on the front door, one sign on the rear door and one sign in the space provided on the existing multi-tenant sign

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 will place one sign on the front door, one sign on the rear door and one sign in the space provided on the existing multi-tenant sign.
5. All terms and conditions of the Board’s prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

**ITEM #6**

Tina’s Bridal.  
388 Union Blvd.

Block 103 – Lots 13 & 14

Site Plan Approval  
Certificate of Use

Mr. Dan Miglino, applicant appeared requesting the occupancy of approximately 1,100 sq. ft . to relocate its business from 435 Minnisink Road, Totowa . The Applicant creates bridal gowns, bridesmaids dresses and special occasion gowns and dresses. The Applicant functions as a full-service bridal retail shop.

Planning Board Attorney read a letter of intent into the record. The anticipated hours of operation will be Tuesday, Wednesday and Thursday from 12:00 p.m. to 8:00 p.m., Friday and Saturday from 10:00 a.m. to 5:00 p.m. and Sunday from 12:00 p.m. to 4:00 p.m.

Mr. Miglino testified that Tina's Bridal is a long-term resident of the Borough. Typically entrance to the store is by appointment only with a four person maximum at this time due to COVID-19 restrictions. Mr. Miglino indicated that they are only doing cosmetic changes to the interior. He further testified that there is parking in the rear of the building as well as street parking. He also testified that the Applicant would use the existing sign box but change the text to reflect the name of the new business. Further, the Applicant has been instructed by the landlord to match the sign colors of the other tenant on site. The Applicant indicated that it would provide a sign with a black background and white lettering to be in conformance with the existing signage on the site.

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 equipment or materials.
4. The Applicant will use the existing sign box and change the text to reflect the name of the new business. The Applicant has been instructed by the landlord to match the sign colors of the other tenant on site. The Applicant indicated that it would provide a sign with a black background and white lettering to be in conformance with the existing signage on the site.

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

**ITEM #7**

Flawless Auto Group  
590 Union Blvd.

Block 139 – Lot 1

Site Plan Approval  
Certificate of Use

Ms. Neraida Montalvo appeared requesting the continued occupancy for an auto leasing brokerage business. The proposed use of the premises is an office use, there will be no inventory of vehicles stored on site.

Planning Board Attorney read a letter of intent into the record. The Applicant assists customers with buying and leasing vehicles. The Applicant also returns leased vehicles to the dealer and picks up new leased or purchased vehicles from the dealer and delivers them directly to the customer's residence. The anticipated hours of operation are Tuesday, Wednesday, Thursday, Friday and Saturday from 11:00 a.m. to 6:00 p.m.

Ms. Neraida Montalvo testified as to the nature of the business and indicated that this will be a second location. Ms. Montalvo testified that the prior occupant of the premises also operated an auto leasing brokerage business.

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 vehicles, equipment or materials.
4. The Applicant to replace the existing sign with a new sign to reflect the name of the new business. The new signage shall be no larger than the existing signage and illuminated in the same manner.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of December 10, 2020 as prepared.

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

**RESOLUTION:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Turbo Time – Blk. 178.01 – Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Mella Salon – Blk. 114 – Lot 11 as presented.

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

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

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved