

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – APRIL 14, 2022

Chairman Hennion called the Planning Board meeting of Thursday, April 14, 2022, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

**PRESENT:**

Commission Niland      Commissioner Murphy      Commissioner Campilango      Commissioner Zarek  
Commissioner Sabatino      Commissioner Hanrahan      Chairman Hennion      Richard Briigliodoro, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of April 2022 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, posted on the Borough's website and a copy has been on file in the Construction Official's Office. The Planning Board Agenda has also been posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals.

***ITEM #1***

Extra Space Storage, LLC      Block 169 – Lot 6      Amended Site Plan Approval  
930 Riverview Drive      *Carried from 3/10/2022*      Outside Storage – Design Waiver

Planning Board Attorney, Rich Briigliodoro informed members that the Attorney requested that this matter be carried to the regular Planning Board meeting of May 12, 2022 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 May 12, 2022 without further notice.

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

***ITEM #2***

Hello Fresh      Block 158 – Lot 4      Preliminary & Final Site Plan  
8 Vreeland Ave      *Adjourn to 5/12/2022*

Planning Board Attorney, Rich Briigliodoro informed members that the Attorney requested that this application be adjourned to May 12, 2022. The applicant must provide public notice, acknowledging that this meeting will be held "In-Person" at 537 Totowa Road, 2<sup>nd</sup> Floor of the Municipal Building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to adjourn this matter to the regular Planning Board meeting of May 12, 2022 and will provide public notice.

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

**ITEM #3**

D and E Auto Group LLC  
409 Minnisink Road

Block 171 – Lot 17  
Suite 210

Minor Site Plan Approval  
Certificate of Occupancy

Mr. Sam Alhou appeared requesting approval for occupancy of approximately 180 sq. ft. of office space. Mr. Alhou testified that he has been a used car dealer for 17 years. He indicated that he would lose his used car dealer license unless he has an office address for the license.

Mr. Alhou testified that the proposed hours of operation are Monday through Friday from 9:00 a.m. to 5:00 p.m. and on Saturday from 10:00 a.m. to 2:00 p.m. He stated that there will be just one employee on site. Mr. Alhou testified that he has the use of two parking spaces which will be located in the rear of the building. He also stated that he will provide signage confirming that the two spaces are allocated to his business. Furthermore, Mr. Alhou stipulated that the use of the property is for office purposes only and that there will be no used cars brought to the site for storage or for sale. Mr. Alhou also confirmed that the vehicles are stored on a site in a different municipality. Mr. Alhou also represented there would be no exterior signage related to his business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the site plan 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 pertaining to all alarms and security devices.
3. The Applicant is not proposing any exterior signage at the present time.
4. There shall be no storage, maintenance or sales of used cars from 409 Minnisink Road. The proposed occupancy of 180 square feet of space is strictly for office use only.
5. The Applicant is permitted to install signage in order to designate the two parking spaces to which the owner has been granted use for his business by the Landlord.
6. There will be no outside storage of equipment or materials.

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

**ITEM #4**

Glam R Us Beautique, LLC  
340 Union Blvd.

Block 105 – Lot 10

Minor Site Plan Approval  
Certificate of Occupancy

Applicant did not appear

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to carry this matter to the regular Planning Board meeting of May 12, 2022 without further notice.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Regular Minutes of March 24, 2022 as presented.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for United Supply, Block 177 – Lot 5 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Total Wine, Block 174 – Lot 1 as prepared.

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

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

All in favor.....7-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved