

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 23, 2020

Chairman Hennion called the Planning Board meeting of Thursday, January 23, 2020 to order at 8:03 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

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

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 23rd day of January 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

Swearing in of New/Reappointed Members:

- Thomas Ferraro – *Class IV (Alternate 2) – 2 year Term*

ITEM #2

Dr. Jack Atzmon DC	Block 39 – Lot 1	Site Plan Approval
169 Union Blvd.	2 nd Floor - Suite 300	Certificate of Use

Dr. Jack Atzmon appeared requesting the approval for occupancy of approximately 1,350 sq. ft. of space to operate a chiropractic office. Dr. Atzmon indicated that this space was previously used as a chiropractic office.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday, Tuesday and Thursday from 9:00 a.m. to 8:00 p.m. and Wednesday from 9:00 a.m. to 12:00 p.m. It is anticipated that there will be three employees. There is no signage proposed in connection with this application.

Dr. Atzmon testified that his tenant space has two bathrooms. He is also providing new chiropractic tables and new seating for patients. Dr. Atzmon also testified that he sees anywhere from 80 to 120 patients per week. Regarding parking, Monteyne Plaza has approximately 32 parking spaces on-site. Parking is shared in common with the other tenants. Parking is provided on a first come first serve basis.

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. There is no signage proposed in connection with this application.
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.
6. 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 #3

Hillery Street Café & Grill
142 Totowa Road

Block 116 – Lot 10

Site Plan Approval
Certificate of Use

Marlon Alexander appeared requesting approval for continued occupancy of approximately 2,100 square feet of space to reopen the existing restaurant under the original name Hillery Street Restaurant & Grille. The restaurant is a sit down and take-out family style restaurant.

Chairman Hennion read a letter of intent into the record. The Applicant will serve breakfast, lunch and dinner. The Applicant will also provide catering services. The anticipated hours of operation will be 7:00 a.m. to 3:00 p.m. seven days per week. The Applicant intends to expand the hours of operation to 8:00 p.m. to provide dinners on Thursday, Friday and Saturday. The Applicant anticipates having approximately 5 to 7 employees.

Mr. Alexander testified that the restaurant has purchased a new stove, changed countertops and repainted the interior space. Parking is shared in common with other tenants and customers of this shopping center. With respect to signage, the Applicant will place a sign in the space provided on the existing sign box. The sign will be internally illuminated.

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 except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance. The Applicant is permitted to install a sign in the existing sign box affixed to the front façade of the building. The Applicant is also permitted to install signage in the window which shall not exceed 20 percent (20%) of the 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.
6. 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 #3

Fiber Fitness
1 Route 46 West

Block 177 – Lot 2

Site Plan Approval
Certificate of Use

Ira A. Cohen, Esq., Robert Truskosky and Caley Lacerda-Filho appeared requesting approval for the occupancy of approximately 7,850 sq. ft. of space. Mr. Cohen explained that Fiber Fitness is a low cost and high volume business model with a variety of offerings such as brand new strength equipment from leading brands in the fitness industry, a full service juice bar, massage chairs for muscle recovery aid, a turf area reserved for dynamic strengthening and conditioning training as well as a secluded space reserved for high intensity interval group training. The Applicant will also have an area reserved for bathrooms and lockers for members. The Applicant will also have a podcast studio for interviewing members and guests.

Chairman Hennion read the applicant’s letter of intent into the record. The anticipated hours of operation are expected to be from 5:00 a.m. to 11:00 p.m. Monday through Friday and Saturday and Sunday from 7:00 a.m. to 7:00 p.m. There will be approximately 6 employees. The Applicant anticipates requiring approximately fifty parking spaces. The parking is shared in common with other tenants at the shopping center.

Mr. Truskosky further testified as to the nature of the business. In regard to signage, the Applicant is proposing a building façade sign on the front of the building. The proposed signage will be no larger than the existing sign box. In addition, the Applicant is proposing a rooftop sign facing Route 46. The Applicant’s signage will be no larger than the previous roof signage for the former tenant CKO.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Preliminary and Final Site Plan as presented as well as Variance Relief for signage. 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 façade sign on the front of the building be no larger than the previously existing signage and placed in the existing sign box. The Applicant is also permitted to install a sign on the rooftop facing Route 46 which signage shall be no larger than the prior signage from the former tenant CKO. The installation of any signage in the window shall not exceed 20% of the window area.
5. All personal trainers shall be required to obtain and to maintain any and all licenses, permits or certifications as required by the appropriate municipal, county, state or federal licensing authorities.
6. 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 Sabatino to approve the Planning Board Re-Organization Minutes of January 9, 2020 as prepared.

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

Commissioners Zarek, Festa, Murphy and Ferraro abstained.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the Planning Board Minutes of January 9, 2020 as prepared.

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

Commissioners Zarek, Festa, Murphy and Ferraro abstained.

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Green Drop – Blk. 105 – Lot 6.03 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Durum Doner – Blk. 92 – Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for I Am Hungry – Blk. 139 – Lot 4 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Aldi, Inc. – Blk. 174 – Lots 5 & 6 as presented.

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 Festa to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved