

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – OCTOBER 24, 2019

Vice Chairman Coiro called the Planning Board meeting of Thursday, October 24, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Murphy	Commissioner Campilango	Commissioner Niland	Mayor Coiro
Council D'Angelo	Commissioner Zarek	Vice Chairman Coiro	Richard Briigliadoro, ESQ
Tom Lemanowicz, PE			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 24th day of October 2019 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**

Totowa Investment Group	Block 100 - Lot 1
515 Union Blvd.	Block 148 - Lot 4

Wells Fargo Bank site -

Sub-division - realignment of lot lines

Site Plan approval for a new drive-thru, parking layout, entrances and exits.

Existing office /retail building –

Alterations, facade improvements and revised parking layout and any other variances that may be required.

Planning Board Attorney, Rich Briigliadoro read a letter of intent into the record from the applicant's attorney asking that this matter be carried to the next regular Planning Boarding meeting of October 24<sup>th</sup> without further notice to the public.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the next regular Planning Boarding meeting of October 24<sup>th</sup> without further notice to the public.

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

**ITEM #2**

Mattress Warehouse Inc.	Block 172 – Lot 3.	.	Site Plan Approval
540-548 Route 46 East.	.	.	Certificate of Use

William C. Saracino, Esq. of the Law Firm Saracino & Saracino, LLC., attorney for the applicant and Tarek El-Shafey appeared requesting approval for occupancy of approximately 6,250 sq. ft. of space for the proposed business operation of the retail sale of mattresses, bedding products and related items.

The anticipated hours of operation will be Monday through Friday from 10 a.m. to 9 p.m., Saturday 10 a.m. to 8 p.m., and Sunday 11 a.m. to 6 p.m.

Mr. Tarek El-Shafey testified as to the nature of the business representing that Mattress Warehouse, Inc. is a nationally based company with approximately 280 individual locations. There are also approximately 20 locations established in the State of New Jersey. The store will only contain display items. When a customer purchases a bedding product, it will be shipped to the customer from another location.

Planning Board Members and the Applicant discussed signage. The Board notes that the landlord recently appeared before the Planning Board in regard to signage for the building. At that time, the Board granted approval for Mattress Warehouse to have a 100 square foot box sign located over the store entrance. In addition, the Applicant was granted approval to place signage in the space provided on the existing freestanding pylon sign to reflect the name of the new tenant, Mattress Warehouse in accordance with the Totowa Borough Code. The previous sign approvals granted to the Landlord for Mattress Warehouse were subject to Mattress Warehouse coming before the Planning Board and obtaining minor site plan and certificate of use approval from the Planning Board.

The meeting was opened up to the public and there were no members of the public present expressing an interest in this application.

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 comply with the Boro Sign Ordinances.
5. All terms and conditions of the Planning Board's previous Resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

**MINUTES:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Meeting minutes of October 10, 2019 as presented.

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

Council D'Angelo and Commissioner Murphy abstained

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  
Planning Board Clerk

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Date Approved