

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – MAY 28, 2020

Chairman Hennion called the Planning Board meeting of Thursday, May 28, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

Mayor Coiro went on record stating that due to COVID-19 and Executive Orders by Governor Murphy, this Planning Board Meeting is being held virtually via conference call.

PRESENT:

Chairman Hennion	Commissioner Sabatino	Commissioner Murphy	Commission Campilango
Commissioner Festa	Commissioner Niland	Councilman D'Angelo	Mayor Coiro
Commissioner Ferraro	Vice Chairman Coiro	Richard Briigliodoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 28th day of May 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

Marek & Magdalena Slodyczka 783 Union Blvd	Block 173 – Lot 4 <i>(carried from March)</i>	Minor Sub-division w/variances for lot width, lot area, side & front yard Set-backs.
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As stated on the Agenda for May 28, 2020, this matter is being carried to the Planning Board Meeting of June 11, 2020 at or about 8:00pm.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this to the regular Planning Board Meeting of June 11, 2020 without further notice.

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

ITEM #2

Senior Helpers 547 Union Blvd	Block 145 – Lot 12	Site Plan Approval Certificate of Use
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Planning Board Attorney, Rich Briigliodoro read a letter of intent dated May 18 into the record. There will also be three to four employees in the office and approximately thirty employees in the field. The anticipated days and hours of operation will be Monday through Friday from 8:00 a.m. to 5:00 p.m. Further, the Applicant will occupy approximately 930 square feet of space at this location.

Ms. Jamie Farina testified that she is relocating her home care business. She has been the owner of the business for the past 3-1/2 years. She confirmed that her agency hires caregivers who provide assistance to people in their homes or at a facility. Ms. Farina confirmed that the goal of her business is to help the individuals live a safe and meaningful life.

She also stated that some clients require personal care services which are provided by a certified home health aide and others require basic companionship which can be provided by a non-licensed individual. Ms. Farina stated there will be no care provided in the office. The caregivers are sent into the field.

With respect to signage, the Applicant proposes to install a decal on the entrance door to the office suite. In addition, there is a building façade sign with an index of the tenants that are located in the building. There is a space provided for the Applicant to install a sign on the multi-tenanted building façade sign. If the Applicant places signage in a glass window or door, the sign shall not exceed 20% of the glass area.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 is permitted to install a decal on the entrance door to the office suite. In addition, there is a building façade sign with an index of the tenants that are located in the building. Applicant is also permitted to place a sign in the window to identify the business, but the sign shall not exceed twenty percent of the glass 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.

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

ITEM #3

Image Headquarters
302-304 Union Blvd

Block 145 – Lot 12

Site Plan Approval
Certificate of Use

Planning Board Attorney, Rich Briigliodoro read a letter of intent undated into the record.

The anticipated hours and days of operation will be Tuesday and Wednesday from 1:00 p.m. to 7:00 p.m., Thursday and Friday from 1:00 p.m. to 8:00 p.m. and Saturday from 12:00 p.m. to 8:00 p.m. The business will be closed on Sunday and Monday.

Ms. Yairelis Lopez testified that she is relocating her business from 380 Totowa Road to this approximately 1,100 square feet of space at this new location. Ms. Lopez testified that Image Headquarters is a one stop shop boutique specializing in the building of portfolio development. She testified that the nature of the business includes the retail sale of women's clothing and accessories. In addition, the business provides makeup and beauty enhancement with image consulting.

With respect to signage, there is a box sign above the front entrance door to the store. She will install a sign in the space provided in the existing sign box. Ms. Lopez stated that the sign will have a black background and white lettering. If the Applicant places signage in the glass window or a glass door, the sign shall not exceed 20% of the glass area.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 replace the existing text sign with the name of her business. The sign will have a black background and white lettering. Applicant is also permitted to place a sign in the window to identify the business, but the sign shall not exceed twenty percent of the glass window area.

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

ITEM #4

Taqueria Los Gueros XII
79 Union Blvd

Block 11 – Lot 6.01

Site Plan Approval
Certificate of Use

Planning Board Attorney, Rich Briigliodoro read a letter of intent undated into the record.

This space was previously occupied as a gyro restaurant. The anticipated hours and days of operation will be seven days a week from 10:00 a.m. to 10:00 p.m. The Applicant will occupy approximately 1,226 square feet of space at this location. The Applicant will have eight tables with a total of twenty-four chairs. There will also be approximately four employees at this location. The restaurant is located in a shopping center where parking spaces are available to the public on a first come first serve basis.

Ms. Elvia Huievil testified that intends to open a Mexican restaurant. The Applicant represented that there is a brand new functioning kitchen in the restaurant. The Applicant's signature meat is "marinated Al Pastor which can be served with tacos, quesadillas, nachos, burritos, tortillas, and salads." The business will be opened to the public for dine-in, takeout, delivery, Uber, Door Dash, Grub Hub and Post Mates. The Applicant proposes at text change only to the existing sign box.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 replace the existing text sign with the name of her business. Applicant is also permitted to place a sign in the window to identify the business, but the sign shall not exceed twenty percent of the glass window area.

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

ITEM #5

Jersey Discount Tool
79 Union Blvd

Block 11 – Lot 6.01

Site Plan Approval
Certificate of Use

Planning Board Attorney, Rich Briigliodoro read a letter of intent undated into the record.

The anticipated hours and days of operation will be from 9:00 a.m. to 5:00 p.m. five days a week. In addition, the Applicant may stay open later one night per week. Further, the Applicant seeks approval for Saturday hours from 9:00 a.m. to 3:00 p.m. The Applicant will occupy approximately 1,635 square feet of space at this location.

Debra Morello and Nicholas J. Morello III testified that it has been in business for approximately 34 years. The Applicant seeks approval to open a packaging and shipping location for their online clientele.

Further, the Applicant would like to open as a retail location within the next few months. This location will be used to store the Applicant’s inventory and products that are sold online for the automotive industry as well as for the average homeowner. The products will be shipped by the United States Postal Service, Federal Express and UPS. The Applicant also has a daily scheduled pickup and delivery from the shipping companies during normal business hours only. Mr. Morello stated that the garage is for storage of vehicles only. Mr. Morello confirmed that there will be no mechanical work, no manufacturing and no fabricating work occurring on site.

With respect to signage, the Applicant will install a sign in the space provided on the existing box sign above the entrance door. The Applicant is proposing a sign with a black background and white letters. If the Applicant places signage in the glass window or glass door area, the sign shall not exceed 20% of the glass area.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 replace the existing text sign with the name of her business. Applicant is also permitted to place a sign in the window to identify the business, but the sign shall not exceed twenty percent of the glass window area.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of March 12, 2020 as prepared.

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

Mayor Coiro & Vice Chairman Coiro abstained

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Totowa Family Dental – Blk. 174 – Lot 12 as presented.

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 Niland to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved