

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 27, 2022

Chairman Hennion called the Planning Board meeting of Thursday, January 27, 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
Mayor Coiro	Commissioner Festa	Commissioner Sabatino	Commissioner Hanrahan
Chairman Hennion	Vice Chairman Coiro	Richard Brigliadoro, ESQ	Mike Cristaldi, PE

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 27th day of January 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

Sushi Lounge
235 Route 46 West

Block 174 – Lot 12

Amended Site Plan Approval
Cover existing patio

Mr. Raymond B. Reddin, Attorney for the applicant and Joseph McCafferty appeared requesting approval for a pergola with a retractable awning to cover the patio area. Mr. McCafferty represented that he obtains a yearly license from the Borough of Totowa in order to permit outdoor dining.

Mr. McCafferty testified provided the details of the pergola. The pergola is approximately 22 feet by 42 feet, 4 inches. Furthermore, Mr. McCafferty testified that the maximum height at the retractable awning's highest point is 14 feet and is 9 feet, 6 inches at its lowest point. Mr. McCafferty also testified that the retractable awning covers approximately 70% of the patio area.

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to open the public portion of the meeting.

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

NO PUBLIC TO BE HEARD

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to close the public portion of the meeting.

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

A motion was offered by Commissioner Festa 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 Applicant complying with all terms and conditions set forth in the review report of the Board Engineer, Michael Cristaldi of Richard A. Alaimo Engineering Associates dated January 27, 2022.
2. All terms and conditions of the Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
3. The Applicant will obtain a yearly outdoor dining license from the Borough of Totowa to operate the patio area.

Eight agreed to a roll call vote... 8-1
Commissioner Zarek against

ITEM #2

IGEA Brain & Spine
20 West End Road

Block 102 – Lot 112

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond B. Reddin, Attorney for the applicant and Rosa Schiro appeared requesting the approval for occupancy of approximately 3,600 sq. ft. of space to be used for a neurosurgery and spine surgery medical practice. Ms. Schiro indicated the Applicant has additional medical offices in the area including, but not limited to, Florham Park, Bedminster, Paramus, Union and Hazlet.

Ms. Schiro testified that the anticipated hours of operation are essentially 9:00 a.m. to 5:00 p.m. Monday through Friday. Ms. Schiro also testified that approximately one night per month the office will have extended office hours until about 8:00 p.m. Ms. Schiro also testified that there will be approximately five or six employees on-site at any one time. Ms. Schiro testified that the doctors rotate working at the various medical offices. She also indicated that on a typical day the office will see approximately ten patients.

Ms. Schiro testified that narcotics will not be stored on the premises. Furthermore, she represented that medical waste is picked up and disposed of in accordance with all medically accepted health and safety protocols and government regulations.

Ms. Schiro addressed signage. Ms. Schiro testified that there is a building facade sign and the Applicant will place a sign in the space provided in the existing building façade sign under the sign for the Law Offices of Saracino & Saracino.

A motion was offered by Commissioner Festa 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 will install a sign in the space provided on the existing building façade sign to reflect the name of a new business.
4. Medical waste will be picked up and disposed of in a medically acceptable manner and in accordance with all appropriate government regulations for the disposal of medical waste. The applicant represents that there are not any narcotics stored on the premises.
5. There will be no outside storage of equipment or materials.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Zarek to approve the Planning Board Re-Organization Minutes of January 13, 2022 as presented.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the Planning Board Regular Minutes of January 13, 2022 as presented.

Nine agreed to a roll call vote... 8-0

Chairman Hennion abstained

RESOLUTIONS:

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Phoenix Title Agency, Block 106 – Lot 6 as prepared.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for 11 WER LLC, Block 170.01 – Lot 4 as presented.

Eight agreed on a roll call vote.....8-0

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for West River Realty, Block 170.03 – Lot 2 as presented.

Eight agreed on a roll call vote.....8-0

There being no other business, a motion was offered by Commissioner Festa 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