

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JANUARY 28, 2016

Vice Chairman Coiro called the Planning Board meeting of Thursday, January 28, 2016 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Campilango	Councilman D'Angelo	Vice Chairman Coiro	Commissioner Murphy
Commissioner Niland	Mayor Coiro	Mike Cristaldi, PE	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 January 2016 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***

The New Andy Nails	Block 37- Lot 19	Minor Site Plan
151 Union Blvd		Certificate of Use

Ms. Chai Bong Rhow appeared requesting approval for a change of ownership and continuous operation of 800 sq. ft. of space for an existing business.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 9:30 a.m. to 7:30 p.m. The hours of operation on Saturday will be 9:30 a.m. to 7:00 p.m. and on Sunday from 10:00 a.m. to 6:00 p.m. There will be three employees. In regard to parking, there will be one employee parking space onsite and the customers will park in the street.

Ms. Chai Bong Rhow testified as to the nature of the business, which will provide manicures, pedicures and waxing services. Ms. Rhow indicated that they would retain the existing "Andy Nails" sign. The Applicant will retain the LED sign in the window, which will be turned on only during the time when the nail salon is open to the public.

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 materials.

- 4. The anticipated hours of operation will be Monday through Friday from 9:30 a.m. to 7:30 p.m. The hours of operation on Saturday will be 9:30 a.m. to 7:00 p.m and on Sunday from 10:00 a.m. to 6:00 p.m. There will be three employees
- 5. All previously approved conditions will remain in effect.

Six agreed to a roll call vote... 6-0

**ITEM #2**

Venezia Pizzeria  
79 Union Blvd.

Block 11- Lot 6.06

Minor Site Plan  
Certificate of Use

Mr. Sami Morina appeared requesting approval for a change of ownership and continuous operation of 1,226 sq. ft. of space for an existing business. Mr. Morina testified that he recently purchased Venezia Pizzeria. He stated it is his intention to operate the pizzeria as previously operated by the former owners. The Applicant plans on continuing the business as a dine-in, take-out and delivery pizzeria and restaurant. The Applicant will have items on the menu including, but not limited to, pizza, as well as appetizers, pasta, sandwiches, chicken dishes, desserts and non-alcoholic beverages.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Thursday from 9:00 a.m. to 9:00 p.m. Also, Friday from 9:00 a.m. to 10:00 p.m., Saturday from 11:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m. There will be approximately three to five employees. Parking is shared in common with other patrons of the shopping center.

Mr. Sami Morina testified that he will continue with the name of Venezia Pizzeria, and does not propose any changes to the signage and business. Mr. Morina will retain the “open” neon sign, which is located in the window. However, he agrees to eliminate the pizza and dinner neon signs.

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 materials.
- 4. The anticipated hours of operation will be Monday through Thursday from 9:00 a.m. to 9:00 p.m. Friday from 9:00 a.m. to 10:00 p.m., Saturday from 11:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m. There will be approximately three to five employees.
- 5. All previously approved conditions will remain in effect.

Six agreed to a roll call vote... 6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Re-Organization Minutes of January 14, 2015 as prepared.

Five agreed on a roll call vote.....5-0  
Commissioner Murphy abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of January 14, 2015 as prepared.

Five agreed on a roll call vote.....5-0  
Commissioner Murphy abstained

**VOUCHERS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a series of vouchers for Weiner Lesniak, LLC, Professional services as listed below:

- Invoice 188422 TOT-100 – General File in the amount of \$323.00
- Invoice 188423 TOT-729L – Charles Bressman in the amount of \$940.90
- Invoice 188426 TOT-864E – TH Totowa Storage, LLC in the amount of \$380.00
- Invoice 188428 TOT-866E – Texas Canvas in the amount of \$190.00
- Invoice 188429 TOT-867E – Reliable Car & Limo in the amount of \$190.00
- Invoice 188430 TOT-868E – Eagle Logistics in the amount of \$190.00

Six agreed to a roll call vote... 6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a series of vouchers for Alaimo Engineering Professional services as listed below:

- Invoice 087727 Meeting Attendance (12/10/15) in the amount of \$190.00
- Invoice 087728 Charles Bressman in the amount of \$340.00
- Invoice 087729 Digital Totowa – Blk. 173 – Lot 17 in the amount of \$85.00
- Invoice 087730 930 Riverview Drive – Blk. 169 – Lots 5.01 & 6 in the amount of \$595.00

Six agreed to a roll call vote... 6-0

**VOUCHERS - RETURN OF ESCROW MONIES:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the return of remaining escrow for Shirley Stasny – Block 97 – Lot 2 – Balance of Escrow.....\$1,241.50

Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the return of remaining escrow for Sprint Corp. – Block 6 – Lot 2 – Balance of Escrow.....\$643.50

Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the return of remaining escrow for 590 Union Blvd., LLC – Block 139 – Lot 1 – Balance of Escrow....\$1,880.00

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 Murphy to adjourn the meeting.

All in favor.....6-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved