

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 12, 2017

Acting Chairman Campilango called the Planning Board meeting of Thursday, October 12, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Commissioner Festa
Councilman D'Angelo	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 12th day of October 2017 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

MiMutual Mortgage
409 Minnisink Road

Block 171 - Lot 17

Minor Site Plan
Certificate of Occupancy

Antranig Aslanian, Jr., Attorney for the applicant, and Toby Nassery appeared requesting the approval for occupancy of approximately 1,200 sq ft of space to operate a mortgage company which processes loans for residential and commercial mortgages. There will be approximately four employees on site. The anticipated hours of operation will be from Monday through Friday from 8:30 a.m. to 5:00 p.m. There may be occasional weekend work associated with the mortgage operation.

Mr. Nassery represented that parking is shared in common with other tenants of the office building. There is no exterior signage proposed with this application. The Applicant will install a sign identifying the name of the business on the entrance door to the office suite.

A motion was offered by Commissioner Festa and seconded by Commissioner Zarek 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 not have exterior signage at this time, however will install a sign identifying the business on the entry door of the office suite.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of September 28, 2017 as prepared.

Five agreed to a roll call vote... 5-0
Commissioner Ferraro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Atlantic Medical Group - Block 143 - Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for United Food Brand, LLC - Block 11 - Lot 7.01 as presented.

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

There being no other business, a motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to adjourn the meeting.

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved