

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 26, 2017

Chairman Hennion called the Planning Board meeting of Thursday, October 26, 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 Murphy
Councilman D'Angelo	Mayor Coiro	Chairman Hennion	Vice Chairman Coiro
Mike Cristaldi, PE	Richard Briigliadoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 26th 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

NDZ Home Improvement	Block 30 - Lot 10	Minor Site Plan
266 Union Blvd.		Certificate of Occupancy

Mr. Nor Elkorany appeared requesting the approval for occupancy to expand his business by opening a second business at this location. The Applicant will have an office and showroom for the sale of replacement windows, doors and cabinets to homeowners and contractors. The majority of space will consist of the showroom where various windows, doors and cabinets will be displayed.

Chairman Hennion Read a letter of intent into the record. The anticipated hours of operation will be from onday through Friday from 8:00 a.m. to 5:00 p.m. Saturday from 9:00 a.m. to 12:00 p.m. and closed on Sundays. There will be two employees, one full-time and one part-time. There are four useable parking spaces.

Mr. Elkorany testified as to the nature of the business. Mr. Elkorany indicated that he will install a building façade sign in the area of the previous sign. The Applicant stipulated that the size of the new building façade sign will not exceed the sign area of the sign utilized by the prior tenant.

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 replace exterior signage and be no larger than previously approved

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

ITEM #2

Joe Mecca
362 Union Blvd.

Block 105 - Lot 5

Minor Site Plan
Certificate of Occupancy

Mr. Jeffrey Trapanese, Esq. appeared requesting the approval for occupancy of approximately 1,200 sq ft. to relocate his law office from Woodland Park to 362 Union Boulevard, first floor. There will be a total of four full-time employees, Mr. Mecca is the only Attorney. There is an Office Manager, a Paralegal and a Legal Secretary. The anticipated hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. There will be some evening and Saturday hours when required by the business. There are four parking spaces on-site. Mr. Trapanese represented that the Applicant is only seeking to make cosmetic changes in the interior of the property. Regarding signage, there is an existing freestanding sign on the front lawn which is double-sided. Mr. Mecca intends to replace the sign with a double-sided sign reflecting the name of the law office. The sign will have a black background with white lettering which is consistent with the prior signage.

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 replace exterior signage and be no larger than previously approved

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of September 14, 2017 as prepared.

Seven agreed to a roll call vote... 7-0
Commissioner Murphy abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of October 12, 2017 as prepared.

Five agreed to a roll call vote... 5-0
Commissioner Murphy, Vice Chairman Coiro and Chairman Hennion
abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for MiMutual Mortgage Inc. - Block 171 - Lot 17 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.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved