

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 26, 2018

Chairman Hennion called the Planning Board meeting of Thursday, April 26, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Ferraro	Councilman D'Angelo	Mayor Coiro	Commissioner Zarek
Chairman Hennion	Commissioner Campilango	Paul Przybylinski, 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 26th day of April 2018 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

Mez Doner 534 Union Blvd	Block 11 - Lot 6.01 <i>change of owner</i>	Minor Site Plan Certificate of Use
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Lale Akkoca, testifying for the applicant, appeared requesting approval of approximately 1,300 sq. ft. of space for a change of ownership and the continued operation of a Turkish fast food and ice cream restaurant.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be seven days a week from 7:00am to 11:00pm. There will be two employees. On-site parking spaces is shared in common with other tenants.

Ms. Akkoca testified as to the nature of the business, explaining that the business is a Dine-In, Take-Out and Delivery operation. The location has seating for 30 patrons. She also indicated that there will be no changes to the interior and only a text change to the existing signage.

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro 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. Applicant will remove window signs that exceed 20 percent of the window area. The Applicant is only entitled to have window signage up to 20 percent of the window area.
5. All previously approved conditions will remain in effect.

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

ITEM #2

Antoinette Deli
539 Union Blvd

Block 145 - Lot 13

Minor Site Plan
Outdoor Dining

Ramez Elkhouri appeared requesting approval for Outdoor dining. Mr. Elkhouri proposes to utilize two tables with four chairs each.

Chairman Hennion read a letter of intent into the record.

There was a discussion between the Applicant and the Board in regard to signage in the windows. The applicant is permitted to retain one neon sign with the text "Open", one neon sign with the text "ATM" and one neon sign with the text "Lottery". The Applicant stipulated that it would remove signage in order to comply with the Ordinance requirements which limits signage in the windows to a maximum of 20 percent of the window area. In addition, the Applicant stipulated there would be no neon lights in the windows other than what was previously approved.

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to approve the amended site plan for outdoor dining 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. Applicant will remove signage from the windows in order to comply with the Ordinance requirements which limits signage in the windows to a maximum of 20 percent of the window area.
2. There will be no outside storage of equipment or materials.
3. All previously approved conditions will remain in effect.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Ferraro to approve the Planning Board Minutes of April 12, 2018 as prepared.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Young Star Nails – Block 39-Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Cestus Realty & Development, LLC – Block 177 - Lot 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Totowa Nails – Block 39-Lot 8 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Upgrade Printing & Supply, LLC – Block 178.01 - Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Cibo Vita, Inc. – Block 158 - Lot 3 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 Zarek to adjourn the meeting.

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved