

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 14, 2019

Chairman Hennion called the Planning Board meeting of Thursday, February 14, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Sabatino	Commissioner Campilango	Mayor Coiro
Commissioner Niland	Commissioner Zarek	Chairman Hennion	Mike Cristaldi, PE
Richard Brigliadoro, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of February 2019 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

Abruzzi Electric	Block 175- Lot 8	Minor Site Plan
8 Furler St.		Certificate of Use

Mr. Mauro Finamore appeared requesting approval for occupancy to operate an electrical contracting company. He will be sharing space with GJB Landscaping on the site. However, GJB Landscaping will only be parking their trailers there and not using the office space.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday thru Friday from 7:00 am to 4:00 pm.

Mr. Mauro Finamore testified that the Applicant will have overnight parking of three commercial vans and storing materials and tools in the left bay garage. In addition, the Applicant will have an office on the second floor. Mr. Finamore explained that Golds Gym occupies the first floor office and the right side garage bay. Mr. Finamore also testified that the parking lot is fenced in and that is where the vehicles associated with his business will be stored overnight. Mr. Finamore testified that the Applicant will provide a sign on the gate with the name of the business for identification purposes. Mr. Finamore further testified that his employees come to the site and pick-up the company vehicles, where they leave the site to go to various job sites. At the end of the day, they return to the site to return their company vehicles.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino 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 with the exception of vehicles associated with the contracting business.
4. The applicant will comply with the Totowa Sign Ordinance. Sign approval is hereby granted to permit the Applicant to install a sign on the fence gate.

Seven agreed to a roll call vote... 7-0

ITEM #2

Sombrero Tacoria
326-328 Union Blvd.

Block 105 - Lot 12

Minor Site Plan
Certificate of Use

Mr. Alvaro Chaljub appeared requesting occupancy of approximately 2,000 sq. ft. to open a take-out food restaurant at this location. Mr. Chaljub indicated that food items for sale will include, but are not limited to, tacos, quesadillas, burritos, hot dogs, salads, and natural juices.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Sunday through Thursday from 11:00 a.m. to 10:00 p.m. and on Friday and Saturday from 11:00 a.m. to 11:00 p.m. There will be two full-time employees including Mr. Chaljub and his wife along with four part-time employees.

Mr. Alvaro Chaljub testified that the business consists of both take-out and delivery service. However, there are a few tables inside for food consumption within the store. Mr. Chaljub also stated that the food truck will be parked in the rear of the property when it is not being utilized. In addition, the Applicant will also sell merchandise related to the business such as t-shirts, hats, keychains and other similar souvenir type of accessories which will include the Applicant's name and logo.

The Applicant intends to replace the Santoro's Italian Market sign with a sign reflecting the name of the new business "The Sombrero Tacoria" with a logo. The Applicant stipulated that the sign color will conform to the Ordinance requirements. The sign will also be substantially the same size as the previous signage.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino 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 comply with the Totowa Sign Ordinance.
5. All previously approved conditions will remain in effect.

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

ITEM #3

Draft Ordinance to Amend the Code of the Borough of Totowa, Chapter 415 Entitled "Zoning and Land Use," Part 4, "Zoning" Article XV, Establishment of Districts," Section 121, "Zoning Map & Schedules".

Planning Board Attorney provided an overview of the draft ordinance. Planning Board members discussed and determined that Ordinance No. 02-2019 is consistent with the Master Plan as amended with revisions through March 22, 2018 and September 13, 2018.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to recommend approval to the Mayor & Council as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the 2019 Re-Organization Planning Board Minutes of January 10, 2019 as prepared.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of January 24, 2019 as prepared.

Seven agreed on a roll call vote.....7-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Regal Car Service – Blk. 178 – Lot 3.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Pawndingo – Blk. 143.01 – Lot 3 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Joey’s Peruvian Cuisine & Grill – Blk 105 – Lot 9 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.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved